



The Licensing Unit
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Metropolitan Police Service
Licensing Office
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Our reference: MD21/3109/18

Date: 15th March 2018

Dear Sir/Madam

Re:- Origin Coffee Arch 84 Scoresby Street SE1 0XN

Police are in possession of an application from the above for a new premises licence. The application describes the operation as a coffee shop and makes no reference as to the need for alcohol supply within the business model.

The premises is situated within the SE1 cumulative impact area, therefore special consideration should be given by the applicant as the possible impact that their premises could have on both the licensing objectives and the cumulative impact.

I would have difficulty in recommending any control measures to address the promotion of the licensing objectives as the application contains so little detail as to the proposed business.

The applicant has failed to address any of the four licensing objectives, I therefore can only recommend that this application is refused in its entirety.

Yours Sincerely

PC Ian Clements 362MD
Licensing Officer
Southwark Police Licensing Unit
Tel: 0207 232 6756

MEMO: Licensing Unit

To Licensing Unit **Date** 15 March 2018

Copies

From Jayne Tear **Telephone** 020 7525 0396 **Fax**

Email jayne.tear@southwark.gov.uk

Subject Re: Origin Coffee, Railway Arch 84, Scoresby Street, London, SE1 0XN
Application for a premises licence

I write with regards to the above application for a premises licence submitted by Origin Coffee Limited under the Licensing Act 2003, which seeks the following licensable activities:

- The supply of alcohol (on the premises) on Monday to Friday from 06:00 to 22:00; Saturday from 07:00 to 23:00 and on Sunday from 09:00 to 16:00
- Overall opening times shall be from Monday to Friday from 06:00 to 22:00; Saturday from 07:00 to 23:00 and on Sunday from 09:00 to 16:00

The premises is described as a '*Coffee shop – pending planning permission for change of use (18/AP/0176) to be decided on 20/03/2018*'.

The premises is situated in the Bankside, Borough, London Bridge Strategic Cultural & Bankside and Borough District Town Centre Area and also falls within the Borough and Bankside CIP Area. Under the Southwark Statement of Licensing Policy 2016 - 2020 the Local CIP applies to night clubs, public houses & bars, restaurants & cafes, off-licences, supermarkets, convenience stores and similar premises.

My representation is based on the Southwark Statement of Licensing policy 2016 – 2020 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance, public safety and the protection of children from harm.

Section six of the policy (from page 32) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 129 of the policy and, as an off licence type premises falls into the class of premises in 130 of the policy.

Therefore under 119 of the policy there is a rebuttable presumption that applications for new premises licenses that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

The applicant has not addressed the presumption to refuse this application within the operating schedule. I would recommend refusal of this application unless the applicant can demonstrate that the premises will not contributing to crime and disorder and public nuisance within the policy area.

Further to this the application has not addressed any of the licensing objectives. I ask the applicant to provide an operating schedule that addresses the licensing objectives and I may submit further comments once this information is provided.

The application has not left any time between the last sale of alcohol and the closing time when patrons should have left the premises, this can lead to conflict between staff and the customer having purchased an alcoholic drink for consumption on the premises minutes before closing time and being asked to either finish the drink or hand it back and to leave the premises. Additionally this will encourage patrons to rush consumption of alcoholic drinks at the same time of closing which can lead to antisocial behaviour problems when patrons have left the premises. So I also ask the applicant to also consider reducing the supply of Alcohol 'on sales' by half hour to allow for half an hour drinking up time.

I reserve the right to submit further comments once all of the information is provided.

I therefore submit this representation and welcome any discussion with the applicant to consider the above representation.

Southwark's Statement of Licensing Policy 2016 – 2020 can be found on the following link:

[http://www.southwark.gov.uk/downloads/download/4399/licensing_act_2003 -
_southwark_statement_of_licensing_policy_2016 - 2020](http://www.southwark.gov.uk/downloads/download/4399/licensing_act_2003_-_southwark_statement_of_licensing_policy_2016_-_2020)

Jayne Tear
Principal Licensing officer
In the capacity of the Licensing Responsible Authority

From: Tom Gadd [REDACTED]
Sent: Wednesday, March 21, 2018 4:05 PM
To: Noakes, David; Morris, Adele; Tear, Jayne
Cc: Mills, Dorcas; Andy Phillips; Oliver Morse
Subject: FW: Premises Licence Application - Origin Coffee, Railway Arch 84 Scoreby Street, SE1

Dear all,

I received the attached correspondence regarding an alcohol license on the above premises and was advised to contact you directly by Southwark and the applicant.

To give some perspective, the applicant has applied for and just received (16th March) planning permission for change of use to A3 food and drink on the site in question and they intend to take the lease over the next few weeks.

The information provided to date is limited as the shop didn't want to spend any money other than that absolutely necessary. However, they are now in a position to detail how they wish to manage and control the sale of alcohol on site. They have now employed a interior designer to put together a detailed design of how they are to approach consumption on site and promote the 4 licensing objectives.

The applicants main business and specialism is as a premium coffee shop sourcing high quality products directly from farms in South America. They and their partners are committed to environmentally and socially sustainable practices, trade and practice true to speciality coffee.

The sale of coffee is primary to the business model and sale of alcohol will be a secondary if not tertiary practice to the business. Across various other sites in London and Cornwall ,the sale of alcohol in their shops is *"limited to a selection of wines 'English, natural, premium' by the carafe, along with 330ml cans of craft ales, lagers. We also offer a small selection of cocktails largely coffee related. Nothing will be consumed in large quantities."*

Furthermore, in dealing with the cumulative impact of a concentration of licensed premises (according to the Licensing Act 2003 – Cumulative Impact Policy Areas – Summary of 2012-2013). The policy should take into account a positive correlation between entertainment / late night refreshment premises, and crime and disorder and nuisance issues. Considering this, the premises in question is not proposing any type of regulated entertainment on site (to include plays, films, sporting events, late night refreshments or live music).

The alcohol selling hours will be limited due to the shops opening hours (alcohol is proposed to be served from 12pm to 10pm (Mon-Fri), 12pm to 11pm (Sat) and 12pm – 4pm (Sun)). This is outside of late night refreshment hours. These hours are also less than what are currently permitted in the Blackfriars Wine Bar. Furthermore, the volumes proposed to be consumed each week in comparison to the wine bar, should be considered negligible when considering impact on the surrounding areas, public safety and prevention of public nuisance.

We would also be proposing to restrict the last sale of alcohol and the closing time when patrons should have left the premises. We are proposing to stop selling alcohol half hour before closure to allow for half an hour drinking up time. This will reduce antisocial behaviour and encourage the customers to leave sporadically reducing noise implications.

Once the applicant has worked up the interior design for the unit I will forward on the plan, for information. This will outline how the premises will store and control the sale. The interior and exterior of the premises will be designed in a way to minimise conflict and the opportunity for crime and disorder.

The sale of alcohol on site will adhere to the mandatory licensing conditions (as per the Licensing Act 2003 (Mandatory Licensing Conditions) Order 2010. A strict age verification policy (proof of age schemes) will adhered to on site to include best practices schemes such as Challenge 21. A designated premises supervisor will oversee compliance with these conditions. There will be no promotions encouraging excessive consumption of alcohol and tap water is available free of charge.

In summary, the nature of the business as a whole and the size of the premises does not lend itself to encouraging large scale groups, excessive noise and public nuisance. The impact on the residential properties to the front of the site based on providing this license will be negligible. I consider the above reasoning enough to allay your concerns and remove your objection to the scheme. I would be happy to provide a statement outlining the above if necessary or discuss any other concerns you may have.

I look forward to hearing from you and please let me know if you have any further questions.

Kind Regards
Tom

Tom Gadd | MSc
Development Surveyor



Connect with me at 

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