

**From:** Prickett, Mark  
**Sent:** Wednesday, June 13, 2018 5:28 PM  
**To:** Jerrom, Charlie  
**Cc:** Regen, Licensing; Mills, Dorcas; [REDACTED] Tear, Jayne  
**Subject:** EPT representation - Fora, Brandon House, 180 Borough High Street

Dear Licensing,

The Environmental Protection Team have reviewed the application for a new premises licence at Fora, 180 Borough High Street, SE1 1LH.

The premises is described as follows, *"The new build premises offer workspaces to their members known as residents on a flexible monthly basis throughout the building. There is also a café bar. The ground floor area is open to residents and members of the public whereas the meeting room in the lower ground floor, space on the 5<sup>th</sup> floor and terrace on the 5<sup>th</sup> floor is only open to residents and guests with the outside terraced area only open until 21:00."*

The applicant has applied for the following licensable activities:

Films (indoors)

- 11:00-23:30 Monday to Saturday, 11:00 – 22:30 Sunday. For Ground floor, lower ground floor & fifth floor area C
- 11:00 – 21:00 Monday to Sunday. For fifth floor terrace area B

Live music (indoors)

- 11:00-23:30 Monday to Saturday, 11:00 – 22:30 Sunday. For Ground floor, lower ground floor & fifth floor area C
- 11:00 – 21:00 Monday to Sunday. For fifth floor terrace area B

Recorded Music (both indoors and outdoors)

- 11:00-23:30 Monday to Saturday, 11:00 – 22:30 Sunday. For Ground floor, lower ground floor & fifth floor area C
- 11:00 – 21:00 Monday to Sunday. For fifth floor terrace area B

Supply of alcohol (both on and off the premises). *"There will be no alcohol on the fifth floor outside terrace after 21:00. Off sales of alcohol restricted to areas marked B on the lower ground floor"*.

- 11:00-23:30 Monday to Saturday, 11:00 – 22:30 Sunday. For Ground floor, lower ground floor & fifth floor area C
- 11:00 – 21:00 Monday to Sunday. For fifth floor terrace area

Hours open to the public

- 11:00-23:30 Monday to Saturday, 11:00 – 22:30 Sunday. For Ground floor, lower ground floor & fifth floor area C
- 11:00 – 21:00 Monday to Sunday. For fifth floor terrace area

Section M part d) of the application form has been reviewed, whereby the following measures are proposed to address the prevention of public nuisance licensing objective:

- "Signs shall be displayed at the exit reminding customers to leave quietly and respect the neighbours"
- "There shall be no waste collections or deliveries between 23:00 and 07:00 Mondays to Saturdays and none between 22:00 and 09:00 on Sundays and Bank Holidays".

- "An area shall be identified for smokers outside the venue and smoker shall be monitored and encourage not cause noise disturbance and a maximum number of smokers set in relation to that areas."

## PLANNING PERMISSION

The latest planning permission for this new build was granted on 22/04/2016 under planning application number 15/AP/3097 for

*"Variation of Condition 1 (approved plans) of planning permission 14-AP-2695 which was a variation of 11-AP-2012 [for: Demolition of existing building and erection of a building (with basement) up to eight storeys in height (maximum 28.50m at corner) fronting Marshalsea Road and Borough High Street comprising office / retail floorspace (Class B1 / Class A use) and 96 residential units; erection of a four storey mews building to the rear (13.10m) comprising 4 residential units; provision of open space with ancillary plant, car parking and servicing, works of hard and soft landscaping and new pedestrian access to Borough High Street together with other associated and enabling works]' to secure: Reduction in basement size and minor revisions to the basement and ground floor layouts."*

The decision notice is attached for reference.

The opening hours applied for in the premises licence application align with the closing hours outlined in condition 23 of the planning permission.

## EPT STANCE

There are no measures outlined to control noise from recorded music to ensure public nuisance will not be caused to both residents within the new build and other receptors in neighbouring properties? Recorded music is also proposed for external areas which is not considered acceptable.

Off sales are requested, however only to an area in the basement which is red lined. Please clarify as a red outlined area usually defines the on sales area, and off sales are for anyone wishing to take alcohol off the premises? Does the applicant wish for persons entering the premises to purchase alcohol for them to take away from the premises?

Films and live music activity are advised for indoor areas only, yet the times requested include the terraced area which is outside/external? Please clarify.

The roof terrace is advised it will not be open to the public in the description, yet in section L it is advised it will be open to the public via the 'hours open to the public' section.

Taking into account the above, EPT **raise objection** to this premises licence application. EPT consider that the application has not fully addressed the prevention of public nuisance licensing objective and EPT have concerns that the proposed use will cause noise disturbance / public nuisance to the closest residential and noise sensitive neighbours.

Kind regards,

**Mark Prickett**  
**Principal Enforcement Officer**  
 Environmental Protection Team  
 Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services, 3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX

# SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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## PLANNING PERMISSION WITH LEGAL AGREEMENT

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**Applicant** Crest Nicholson

**LBS Registered Number** 15/AP/3097

**Date of Issue of this decision** 22/04/2016

**Planning Permission was GRANTED for the following development:**

Variation of Condition 1 (approved plans) of planning permission 14-AP-2695 which was a variation of 11-AP-2012 [for: Demolition of existing building and erection of a building (with basement) up to eight storeys in height (maximum 28.50m at corner) fronting Marshalsea Road and Borough High Street comprising office / retail floorspace (Class B1 / Class A use) and 96 residential units; erection of a four storey mews building to the rear (13.10m) comprising 4 residential units; provision of open space with ancillary plant, car parking and servicing, works of hard and soft landscaping and new pedestrian access to Borough High Street together with other associated and enabling works] to secure: Reduction in basement size and minor revisions to the basement and ground floor layouts

**At:** BRANDON HOUSE, 180 BOROUGH HIGH STREET, LONDON SE1 1LB

**In accordance with application received on 04/08/2015 12:01:25 Your Ref. No.:**  
**and revisions/amendments received on 29/09/2015**

05/10/2015

30/03/2016

10/03/2016

29/03/2016

16/02/2016

**and Applicant's Drawing Nos.** DP9 Covering Letter (dated 3 August 2015); Updated Written Scheme of Investigation For An Archaeological Excavation (September 2015); Updated Schedule of Accommodation (dated 11 February 2016)

691-07-001 Rev P01; 7122-P100 Rev E; 7122-P101 Rev E; 7122-P102 Rev E; 7122-P103 Rev F; 7122-P104 Rev F; 7122-P105 Rev F; 7122-P106 Rev G; 14520TA/3258 Rev P2; 14520TA/3251 Rev T3; 7122/P119; 14520/TA/2211 Rev C1; 14520/TA/2251 Rev C1; 14520/TA/2254 Rev C3; 14520/TA/2255 Rev C1; 14520/TA/9202 Rev C1; 14520/TA/9201 Rev C1

**Subject to the following thirty conditions:**

**Time limit for implementing this permission and the approved plans**

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

Layout Plans:

7122/P100 Rev E;

7122/P101 Rev E;

7122/P102 Rev E;

7122/P103 Rev F;

7122/P104 Rev F;

7122/P105 Rev F;

7122/P106 Rev G;

7122/P107 Rev E;

7122/P108 Rev E;

7122/P109 Rev E

7122/P108.1;

7122/SK610 Rev A;

14520TA/9202 Rev C1;

14520TA/9201 Rev C1;

Elevations:

691\_07\_200 Rev P08;  
691\_07\_201 Rev P09;  
691\_07\_202 Rev P09;  
691\_07\_203 Rev P08;  
691\_07\_204 Rev P10;  
691\_07\_205 Rev P08;  
691\_07\_206 Rev P09;  
691\_07\_207 Rev P09;  
691\_07\_208 Rev P09;  
691\_07\_209 Rev P09;  
691\_07\_210 Rev P09

Foundations:

14520TA/3258 Rev P2;  
14520TA/3251 Rev T3;  
7122/P119;  
14520TA/2211 Rev C1;  
14520TA/2251 Rev C1;  
14520TA/2254 Rev C3;  
14520TA/2255 Rev C1

Reason:

For the avoidance of doubt and in the interests of proper planning.

**Continued overleaf...**

# SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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## PLANNING PERMISSION WITH LEGAL AGREEMENT

**LBS Reg. No.** 15/AP/3097

**Date of Issue of this decision** 22/04/2016

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 2 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: Prior to works commencing, including any demolition, an Arboricultural Method Statement detailing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, vehicles, stored or stacked building supplies, water or other materials, and building plant or other equipment, shall be submitted to and approved in writing by the Local Planning Authority. Within the protected area, any excavation must be dug by hand and any roots found to be greater than 25mm in diameter must be retained and worked around. Excavation must adhere to the guidelines set out in the National Joint Utilities Group (NJUG) publication Volume 4 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2)'. Cross sections shall be provided to show surface, other changes to levels and any proposed activity within root protection areas required in order to facilitate demolition.

A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition or changes to ground levels.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Report. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) and BS3998: (2010).

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

### Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 3 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation for the area of the proposed basement and other development impacts and services that has been submitted to and approved in writing by the Local Planning Authority. The results of the archaeological work will be detailed in an interim report and survey drawings that will identify any structural remains attributable to the 15th/16th century Suffolk Place / Brandon House within the area of the proposed basement. Subject to such remains being found, the basement and foundation plans shall then be designed to preserve these features in situ and/or display them and provide public access.

### Reason

In order that details of the foundations, groundworks, and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains of national importance relating to the 15th and 16th century house of Brandon House / Suffolk Place by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 4 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

the parking of vehicles of site operatives and visitors;  
loading and unloading of plant and materials;  
storage of plant and materials used in constructing the development;  
the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;  
wheel washing facilities;  
measures to control the emission of dust and dirt during construction;  
a scheme for recycling / disposing of waste resulting from demolition and construction works  
road safety measure and a delivery and servicing plan (all construction access routes to be approved by TfL).

**Reason:**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 5 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

**Reason**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

**Continued overleaf...**

# SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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## PLANNING PERMISSION WITH LEGAL AGREEMENT

**LBS Reg. No.** 15/AP/3097

**Date of Issue of this decision** 22/04/2016

- 6 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: Prior to the commencement of development, details of surface water drainage scheme based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Environment Agency). The scheme shall thereafter be carried out in accordance with the approved details.

**Reason**

To prevent the increased risk of flooding and to improve water quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 7 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water). The works shall be carried out in accordance with any such approval given.

**Reason**

The development will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility and in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 8 Unless previously discharged under planning permission reference 11/AP/2012 and 14/AP/2695: The development hereby permitted shall not be commenced until detailed design and method statements for all the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary or permanent) have been submitted to and approved in writing by the Local Planning Authority (in consultation with London Underground) which:

provide details on all structures

accommodate the location of the existing London Underground structures and tunnels

accommodate ground movement arising from the construction thereof

and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the aforementioned matters shall be completed, in their entirety, before any part of the building is occupied.

**Reason**

To ensure that the development does not impact on existing London Underground transport infrastructure in accordance with Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and the National Planning Policy Framework 2012.

**Continued overleaf...**

# SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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## PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Reg. No. 15/AP/3097

Date of Issue of this decision 22/04/2016

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 9 Unless previously discharged under permisison reference 11/AP/2012 or 14/AP/2695: Before any above grade works hereby authorised begins, details of the layout and facilities of the play space which shall be no less than 67 sqm shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details and retained thereafter for children's play purposes. The development shall not be carried out otherwise than in accordance with any such approval given.

### Reason

To ensure the adequate provision of play space and equipment in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Policy 3.6 Children and young people's play and informal recreation facilities of The London Plan 2011.

- 10 Unless previously discharged under permission reference 11/AP/2012 or 14/AP/2695: Before any above grade work hereby authorised begins, detailed drawings scale 1:50 of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

### Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 11 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the green/brown roof/ living walls/ vertical gardens, terraces and planters to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given, and the green/brown roof/living walls/vertical gardnes and planters are to be retained for the duration of the use. Where trees and large shrubs are proposed to be provided within planters the soil volume shall be a minimum of 4 cubic metres per tree and 1 cubic metre per shrub or climbing plant. All planters are to provide a minimum internal soil height of 1m height. Where these are at ground level, planters shall have their bottoms open to native soil beneath so that roots may naturally colonise and exploit such soil. Details of irrigation shall be provided such that water is available for the maintenance of all planters by mains, grey water, or other sustainable drainage specification such as attenuation tanks with automated irrigation systems.

### Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, it in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife,



Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity; 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

- 12 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: Before any work in connection with the development hereby permitted is carried out above grade, 1m x 1m samples of the brick and stone cladding for each part of the building (i.e. Buildings 1 to 7) as well as samples of all the external facing materials to be used shall be presented on site and approved in writing by the Local Planning Authority. The samples must demonstrate how the proposal makes a contextual response in terms of materials to be used. The development shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the National Planning Policy Framework, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

- 13 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: Before any work in connection with the development hereby permitted is carried out above grade, 1:5/1:10 detail-drawings through:  
the facades;  
parapets;  
roof edges;  
junctions with the existing buildings;  
heads, cills and jambs of all openings; and  
brise soleil/louvres to top floor of Block 2 (office building)  
shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the adjacent listed St. George the Martyr and the Borough High Street Conservation Area in accordance with the National Planning Policy Framework, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, and Saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of The Southwark Plan 2007.

- 14 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: Before any above grade works are carried out in connection with the development hereby permitted, full particulars and details of a scheme for the ventilation for each of the residential dwellings to an appropriate outlet level, including details of sound insulation for any necessary plant, the standard of dilution expected, and an appropriate inlet location, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet the principles of EN 13779 on Ventilation and Air-Conditioning Systems and the development shall not be carried out otherwise than in accordance with any approval given.

**Reason**

To ensure that occupiers and users of the development do not suffer a loss of amenity by reason of air quality in accordance with Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

- 15 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

**Reason**

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

**Continued overleaf...**

# SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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## PLANNING PERMISSION WITH LEGAL AGREEMENT

**LBS Reg. No.** 15/AP/3097

**Date of Issue of this decision** 22/04/2016

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 16 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: Prior to the first occupation of the development hereby permitted, 1:5/1:10 detail-drawings of the pedestrian/vehicular gates to Disney Place and Borough High Street, and the metal door to the refuse enclosure on Borough High Street shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the adjacent listed St. George the Martyr and the Borough High Street Conservation Area in accordance with the National Planning Policy Framework, Strategic Policy 12 - Design and Conservation of the Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of the Southwark Plan 2007.

- 17 Before the first occupation of each building hereby permitted, the cycle storage facilities shown on the approved drawings shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 18 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: Prior to the commencement of the authorised use, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

**Continued overleaf...**

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**Date of Issue of this decision** 22/04/2016

- 19 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: Before the first occupation of the development hereby permitted, details of the arrangements for the storing of domestic and commercial refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

**Reason**

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 20 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: Prior to first occupation of the residential dwellings in each building hereby permitted, a Code for Sustainable Homes final certification (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at Code Level 4 have been met.

**Reason**

To ensure the proposal complies with saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007 and strategic policy 13 'High Environmental Standards' in the Core Strategy 2011.

- 21 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: Before the first occupation of each of the commercial elements of the development hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority confirming that a BREEAM rating of 'Excellent' has been achieved.

**Reason**

To ensure that the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 22 Prior to occupation of each building, the required disabled parking spaces shall be provided (2 parking spaces in total for the final development) as shown on the approved drawings shall be made available and retained for the purposes of car parking for the disabled for as long as the development is occupied.

**Reason**

To ensure that the parking spaces for disabled people are provided and retained in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan 2007.

**Continued overleaf...**

# SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



[www.southwark.gov.uk](http://www.southwark.gov.uk)

## PLANNING PERMISSION WITH LEGAL AGREEMENT

**LBS Reg. No.** 15/AP/3097

**Date of Issue of this decision** 22/04/2016

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 23 The retail premises and commercial premises hereby permitted shall not be open to customers outside of the following hours: 07:00 to 23.30 Monday to Saturday and 07:00 to 23:00 Sunday and Bank Holidays.

**Reason**

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.2 Protection of Amenity of the Southwark Plan 2007.

- 24 The commercial uses hereby approved at ground floor and basement levels of the development shall only be used for Classes A1 to A4 (retail) and Class B1 (office) of the Town and Country Planning (Use Classes) Order (including any future amendment or enactment of those Orders).

**Reason**

In order to provide a flexible range of uses in the interests of the vitality and viability of the Bankside and Borough Town Centre and to avoid a proliferation of hot food take-away uses (Class A5) which would be detrimental to the amenities and function of the area in accordance with Strategic Policies 3 Shopping, Leisure and Entertainment and 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework.

- 25 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by Odyssey Markides with project reference number 14-057-02 dated July 2014.

**Reason**

To ensure the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 26 No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted.

**Reason**

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

**Continued overleaf...**

# SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



[www.southwark.gov.uk](http://www.southwark.gov.uk)

## PLANNING PERMISSION WITH LEGAL AGREEMENT

**LBS Reg. No.** 15/AP/3097

**Date of Issue of this decision** 22/04/2016

- 27 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T \* and 45dB LAFmax  
Living rooms - 30dB LAeq, T \*\*

\* - Night-time 8 hours between 23:00-07:00

\*\* - Daytime 16 hours between 07:00-23:00.

### Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 28 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

### Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

**Other condition(s)** - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 29 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

### Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

**Continued overleaf...**

# SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



[www.southwark.gov.uk](http://www.southwark.gov.uk)

## PLANNING PERMISSION WITH LEGAL AGREEMENT

**LBS Reg. No.** 15/AP/3097

**Date of Issue of this decision** 22/04/2016

- 30 Unless previously discharged under planning permission reference 11/AP/2012 or 14/AP/2695: Within one year of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive including a strategy for the display and interpretation of the archaeology of Brandon House/Suffolk Place to be displayed on site shall be submitted to and approved in writing by the Local Planning Authority. The works detailed in the assessment report and the strategy for display and interpretation shall not be carried out otherwise than in accordance with any such approval given. .

### Reason

In order that the archaeological interests of the site are secured with regard to the details of the display and interpretation of archaeological remains in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

### Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.

Signed *Simon Bevan*

Director of Planning

### Your attention is drawn to the notes accompanying this document

Any enquiries regarding this document should quote the LBS Registered Number and be sent to the Director of Planning, Southwark Council, Chief executive's department, Planning division, Development management, PO Box 64529, London SE1 5LX, or by email to [planning.applications@southwark.gov.uk](mailto:planning.applications@southwark.gov.uk)

UPRN: 200003355252

TP/1140-170

## PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Registered Number: 15/AP/3097

Date of issue of this decision: 22/04/2016



www.southwark.gov.uk

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### INFORMATIVE NOTES TO APPLICANT RELATING TO THE PROPOSED DEVELOPMENT

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1 Condition 7

The details submitted in respect of piling works are hereby approved on all parts of the site except for those relating to Block 6 (adjacent to Disney Place) which remain outstanding. These details are required to be submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water). Thames Water requires an impact assessment to be conducted prior to these works being carried out in order to assess the effect on the DN225 sewer.

2 Condition 3

Notwithstanding the archaeological details already approved under planning reference 15/AP/3179, details in respect of Block 6 remain outstanding and are required to be submitted to and approved in writing by the Local Planning Authority. The submitted Written Scheme of Investigation should also include details of the study, research and publication of the terracotta fragments found on site given their national heritage importance.

3 Southern Gas Networks - You will note the presence of our Low/Medium/Intermediate Pressure gas main in the proximity to your site. There should be no mechanical excavations taking place above or within 0.5m of the low pressure system, 2m of the medium pressure system and 3m of the intermediate pressure system. You should where required confirm the position of mains using hand dug trial holes.

4 The application site lies within a flood risk zone and you are advised that a flood plan, for implementation in the event of a flood or likelihood of a flood, should be prepared by the property owners/occupiers as to how they will manage their own flood risk before the premises are occupied. Further information about flood risk zones and how to prepare a flood plan can be found at [www.environment-agency.gov.uk/flood](http://www.environment-agency.gov.uk/flood).

5 Thames Water advise that the applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building would be over the line of, or would come within 3m of a public sewer. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Permit enquiries should be directed to Thames Water's Risk Management Team on 020 8507 4890.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

7 This application granted is subject to the Mayoral Community Infrastructure Levy. The Liability Notice issued by Southwark Council will state the chargeable floor space and current rate. The relevant parties will need to submit an Assumption of Liability Notice and a Commencement Notice to Southwark Council prior to Commencement. There are a number of legal requirements for the relevant parties to adhere to. For more information on this see the DCLG website at <http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11>

6 The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation; construction methods.





## PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Registered Number: 15/AP/3097

Date of issue of this decision: 22/04/2016



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### IMPORTANT NOTES RELATING TO THE COUNCIL'S DECISION

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- [1] **APPEAL TO THE SECRETARY OF STATE.** If you are aggrieved by this decision of the council as the local planning authority to grant permission subject to conditions you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you appeal you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk). The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the Planning Portal. This may include a copy of the original planning application form and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- [2] **PURCHASE NOTICE.** If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.
- [3] **PROVISIONS FOR THE BENEFIT OF THE DISABLED.** Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
- (i) Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
  - (ii) Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
  - (iii) Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.
- [4] **OTHER APPROVALS REQUIRED PRIOR TO THE IMPLEMENTATION OF PLANNING PERMISSION.** The granting of planning permission does not relieve the developer of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities [including the London Borough of Southwark] entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property.
- [5] **WORKS AFFECTING THE PUBLIC HIGHWAY.** You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.
- [6] **THE DULWICH ESTATE SCHEME OF MANAGEMENT.** Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel. 020-8299-1000].
- [7] **BUILDING REGULATIONS.** You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].
- [8] **THE PARTY WALL Etc. ACT 1996.** You are advised that you must notify all affected neighbours of work to an existing wall or

floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

**IMPORTANT:** This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

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# MEMO: Licensing Unit

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<b>To</b>	Licensing Unit	<b>Date</b>	13 June 2018
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**Copies**

<b>From</b>	Jayne Tear	<b>Telephone</b>	020 7525 0396
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<b>Email</b>	jayne.tear@southwark.gov.uk
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**Subject** Re: Fora, Brandon House, 180 Borough High Street, London, SE1 1LH  
– Application to for a premises licence

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

- **Films (indoors):**  
On the Ground Floor/Lower Ground Floor/Fifth Floor Area C  
Monday to Saturday from 11:00 to 23:30 and on Sunday from 11:00 to 22:30, and  
On the Fifth Floor Terrace Area D  
Monday to Sunday from 11:00 to 21:00
- **Live music (indoors)**  
On the Ground Floor/Lower Ground Floor/Fifth Floor Area C  
Monday to Saturday from 11:00 to 23:30 and on Sunday from 11:00 to 22:30, and  
On the Fifth Floor Terrace Area D  
Monday to Sunday from 11:00 to 21:00
- **Recorded music (indoors and outdoors)**  
On the Ground Floor/Lower Ground Floor/Fifth Floor Area C  
Monday to Saturday from 11:00 to 23:30 and on Sunday from 11:00 to 22:30, and  
On the Fifth Floor Terrace Area D  
Monday to Sunday from 11:00 to 21:00
- **Supply of alcohol (on and off the premises):**  
On the Ground Floor/Lower Ground Floor/Fifth Floor Area C  
Monday to Saturday from 11:00 to 23:30 and on Sunday from 11:00 to 22:30, and  
On the Fifth Floor Terrace Area D  
Monday to Sunday from 11:00 to 21:00
- **Opening times shall be:**  
On the Ground Floor/Lower Ground Floor/Fifth Floor Area C  
Monday to Saturday from 11:00 to 23:30 and on Sunday from 11:00 to 22:30, and  
On the Fifth Floor Terrace Area D  
Monday to Sunday from 11:00 to 21:00

The application states that films and live music will be indoors yet times have been submitted for Fifth Floor Terrace Area D which I presume is outdoors and I seek clarification on this point.

The premises is described as a *'The new build premises offer workspaces to their members known as residents on a flexible monthly basis throughout the building. There is also a café bar. The ground floor area is open to residents and members of the public whereas the meeting rooms in the lower ground floor, space 5<sup>th</sup> and terrace on the 5<sup>th</sup> floor is only open to residents and guests with the outside area only open until 21:00. We are applying for the sale of alcohol, films and recorded music in these areas.'*

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and under the Southwark Statement of Licensing policy 2016 - 2020 **the appropriate closing times for public houses, wine bars or other drinking establishments on Sunday to Thursday is 23:00 hours and for Friday and Saturday 00:00 hours**

The premises is also situated 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.

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 be contributing to crime and disorder and public nuisance within the policy area.

Furthermore the application has not left any time between the last sale of alcohol 'on sales' 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.

Therefore to promote the prevention of crime and disorder and the prevention of public nuisance licensing objectives I also ask the applicant to consider:

- Amending the licensable activities on Friday and Saturday so that the 'on sales' of alcohol shall cease at least half hour before the closing time of the premises (23:00).

To bring the closing hours in line with that which is deemed appropriate within the licensing policy for a bar within this area on Sunday to Thursday which is as follows:

- To close on Sunday to Thursday at 23:00 hours
- To bring the other licensable activities in line with the closing hours
- Supply of alcohol 'on sales' to cease at least 30 minutes before the closing times (22:30)

Due to the lack of information provided with the operating schedule and to further to promote the prevention of crime and disorder and the prevention of public nuisance I ask the applicant to provide the following further information

- That an accommodation limit of the premises is provided (to be conditioned)
- That an accommodation limit of the terrace area is provided (to be conditioned)
- To provide a written dispersal policy for the premises (to be conditioned)

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://lbs-mapweb-01:9080/connect/Includes/APPIMA/SSOLP1620.pdf>

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

**From:** Moore, Ray

**Sent:** Wednesday, May 23, 2018 3:53 PM

**To:** Mills, Dorcas; Regen, Licensing

**Cc:** Gander, Paul; Jeffrey, Andy; Bourne, Matt; Costin, Holly

**Subject:** Reps for Fora Space Ltd, Brandon House, 180 Borough High Street, London, SE1 1LH - Application for a premises license 863320 from Fora Space Ltd represented by Woods Whur

As a responsible authority under the Licensing Act 2003, Trading Standards are in receipt of an application from Fora Space Ltd for a new Premises License at Brandon House, 180 Borough High Street and respond accordingly with representations made under the Licensing Objectives.

In the general description of the premises, the applicants state,

"The new build premises offer workspaces to their members known as residents on a flexible monthly basis throughout the building. There is also a café bar. The ground floor area is open to residents and members of the public whereas the meeting rooms in the lower ground floor, space on the 5<sup>th</sup> floor and terrace on the 5<sup>th</sup> floor is only open to residents and guests with the outside area only open until 21:00. We are applying for the sale of alcohol, films, live music and recorded music in these areas."

The hours applied for the sale of alcohol from the ground floor café bar are 11:00hrs to 23:30hrs Monday to Saturday and 11:00hrs to 22:30hrs Sunday.

Trading Standards notes the following is stated in the application in Paragraph M e) the protection of children from harm

This section is not filled in.

Trading Standards seeks the following conditions be added to adequately deal with the issue of the protection of children from harm.

- That a challenge 25 scheme shall be maintained at the premises requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.
- That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation at the premises. A record of such training shall be kept / be accessible at the premises at all times and be made immediately available for inspection at the premises to council or police officers on request. The training record shall include the trainee's name (in block capitals), the trainer's name (in block capitals), the signature of the trainee, the signature of the trainer, the date(s) of training and a declaration that the training has been received.
- That clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
- That a register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly

marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. On a monthly basis, the Designated Premises Supervisor (DPS) shall check the register to ensure it is being properly completed. The DPS shall sign and date the register to that effect and where appropriate take corrective action in a timely manner if the register is not being completed correctly. The register shall be made immediately available for inspection at the premises to council or police officers on request.

- While we are happy to permit small family groups during the daytime, children will not be permitted on the premises after 8pm. No unaccompanied children under the age of 16 will be permitted any time.
- No gambling machines will be on the premises.

Ray MOORE

Principal Trading Standards Enforcement Officer

Southwark Council | Environment & Social Regeneration| Regulatory Services

Post: 3rd Floor Hub 2, PO Box 64529 | London SE1P 5LX

Direct line 020 7525 0816 | Fax 020 7525 5735 | Call Centre 020 7525 2000

[www.southwark.gov.uk/TradingStandards](http://www.southwark.gov.uk/TradingStandards)

Need proof of age? Visit [www.southwark.gov.uk/pal](http://www.southwark.gov.uk/pal)

Need advice on consumer issues? Visit Citizens Advice via [www.direct.gov.uk/consumer](http://www.direct.gov.uk/consumer)



<http://www.southwark.gov.uk/business/trading-standards-and-food-safety/illegal-tobacco-e-cigarettes-and-shisha>

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