



The Licensing Unit
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London
SE1 2QH

Metropolitan Police Service
Licensing Office
Southwark Police Station,
323 Borough High Street,
LONDON,
SE1 1JL

Tel: 020 7232 6756

Email: SouthwarkLicensing@met.police.uk

Our reference: MD/21/020/19

Date: 5th February 2019

Dear Sir/Madam

Re:- FIS Bar Ltd Vinegar Yard 80-82 St Thomas Street SE1 3QU

Police are in receipt of an application from the above for a new time limited premises licence to run between the 14/02/2019 and the 14/02/2021, reference **866397**

The premises are located in the Borough & Bankside cumulative impact area as defined by Southwark's statement of Licensing Policy.

The premises would appear to be an events space with the provision of a bar, outside seating area and a number of adjoining area's for eating and drinking, some of the adjoining areas are being dealt with under a separate application **ref 866395**

All applicants for new premises licences or for variation of existing premises licences, made in respect of classes of premises affected by the policy, located within a special policy area, must address the local concerns raised within their application and operating schedule.

Where a presumption against the grant of a licence exists and a relevant representation has been received, this Authority must consider whether it would be justified in departing from its special policy in the individual circumstances of the case.

This Authority will need to be satisfied that the grant of the application under consideration will not impact further on the relevant licensing objectives, before any grant or part grant of the application can be approved.

Examples of factors that this Authority may consider as demonstrating that there will be no impact may include:

- Small premises intended to cease operation before midnight
- Premises which are not alcohol led and only operate during the day time

economy

- Instances where an existing business operation is being relocated while maintaining the same style of operation
- Where a suite of conditions is proposed that will ensure that the premises operates in a specified manner. For instance, in the case of a food led operation, a suite of conditions that governs the minimum number of covers provided; that alcohol will only be provided by waiter / waitress service and together with a table meal.

Examples of factors that this Authority is unlikely to consider as demonstrating that There will be no impact may include:

That the premises will be well managed (as this is an expectation of all licensed premises

That the premises will be constructed to a high standard

That the applicant operates a similar style of business elsewhere (such as within another local authority area) without complaint

This particular application makes reference to an accommodation limit of 300 persons at any one time. It also refers to substantial food being available throughout its operation, however there are no restrictions to the service of food as ancillary to a table meal.

Save for the premises closing before midnight it does not satisfy any of the above factors for me to recommend that the licensing subcommittee would be justified in departing from their special policy. A premises such as this in my opinion is likely to add to the existing cumulative impact. The applicant has not addressed sufficiently Southwark's cumulative impact policy in their application.

I object to the granting of this licence under the prevention of crime and disorder licensing objective for the above reasons.

Submitted for consideration.

PC Ian Clements 2362AS

Southwark Police Station
323 Borough High Street
02072326756

MEMO: Licensing Unit

To Licensing Unit **Date** 7 February 2019

Copies

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

Email jayne.tear@southwark.gov.uk

Subject Re: Vinegar Yard, 80-82 St Thomas Street, London, SE1 3QU

– Application to for a premises licence

I write with regards to the above application for the grant of a premises licence submitted by The FIS Bar Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Films (outdoors) on Monday to Friday from 12:00 to 22:30 and on Saturday and Sunday from 11:00 to 22:30
- Live music (indoors and outdoors) on Monday to Friday from 12:00 to 22:30 and on Saturday and Sunday from 11:00 to 22:30
- Recorded music (indoors and outdoors) on Monday to Friday from 12:00 to 23:00 and on Saturday and Sunday from 11:00 to 23:00
- Anything of a similar description to live music, recorded music and performance of dance (indoors and outdoors) on Monday to Friday from 12:00 to 22:30 and on Saturday and Sunday from 11:00 to 22:30
- Supply of alcohol (on and off the premises) on Monday to Friday from 12:00 to 23:00 and on Saturday and Sunday from 11:00 to 23:00
- Overall opening times shall be on Monday to Friday from 11:30 to 23:15 and on Saturday and Sunday from 10:30 to 23:15

The premises is described as: *'Surface car park upon which temporary structures (containers, vehicles, tents etc) will be placed.'*

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.

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 also falls within the CIP area for Borough and Bankside. 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.

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 this 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 licences 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 contribute to crime and disorder and public nuisance within the policy area.

There is not enough information within the description of the premises to show how this premises will operate and I would like further clarification on this point and reserve the right to comment further once this information is provided.

Furthermore due to the limited information on the application form and to promote the licensing objectives I ask the applicant to provide the following information:

- An accommodation limit for the premises (to be conditioned)
- To provide a written dispersal policy for the premises. (to be conditioned)

To consider adding further conditions as follows:

- Any 'off sales' of alcohol shall be provided in sealed containers and taken away from the premises
- That clear legible signage shall be prominently displayed where it can be easily seen and read, requesting that alcohol sold as 'off sales' should not be opened and consumed in the vicinity of the premises

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

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)

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

From: Moore, Ray

Sent: Friday, January 18, 2019 3:02 PM

To: Regen, Licensing; 'neil@flatironsquare.co.uk'

Cc: Alcohol@homeoffice.gsi.gov.uk ; Qau Safeguarding; Costin, Holly; DIP Team; FireSafetyRegulationSE@london-fire.gov.uk (FSR-AdminSupport@london-fire.gov.uk); Graham White; Highwayslicensing; Moore, Ray; Planning.Enquiries; Public Health Licensing; Reg Env Protection; Reg Health and Safety; southwark.repro@pbms.co.uk; Taylor, Dan; Tear, Jayne; West Team diary

Subject: TS representations with respect to The FIS Bar Ltd T/A "Vinegar Yard", 80-82 St Thomas Street, SE1 3QU Applic No 866397

As a responsible authority under the Licensing Act 2003, Trading Standards are in receipt of an application from The FIS Bar Ltd for a new time limited application for a premises license in respect of the above address and respond accordingly with representations made under the Licensing Objectives. It is time limited from 14/02/2019 to 14/02/2021.

Trading Standards are objecting to this new application on the basis of the licensing objectives "the protection of children from harm" and "the prevention of crime and disorder"..

In the general description of the premises it states "Surface car park upon which temporary structures (containers, vehicles, tents etc) will be placed. Under the heading of the licensing objective "The prevention of public nuisance!" it states "The number of persons permitted at any one time (excluding staff) shall not exceed 300.

Firstly, this authority notes that the proposed use of a car park for these purposes is in the Borough and Bankside Cumulative Impact Zone which has one of the densest concentrations of licensed premises in both Southwark and London. The area has a thriving night time economy but there may be a presumption that further licensed premises may not be appropriate.

This authority notes that under the heading of the licensing objective "the protection of children from harm" it makes reference to both challenge 25 and a refusals log. However, this authority would like to tidy up these 2 planned conditions and bring them into line with best practice regarding the prevention of sales of alcohol to minors. This authority would therefore ask that the two conditions are removed and replaced with the following:-

- 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.
- 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 & Leisure| 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

Need proof of age? Visit www.southwark.gov.uk/pal

Need advice on consumer issues? Visit Citizens Advice via www.direct.gov.uk/consumer



Place and wellbeing department
Planning division
5th floor, hub 2
PO Box 64529
LONDON SE1P 5LX

EH & TS Licensing Unit
Regulatory Services
Licensing Team
Hub 1 3rd Floor
160 Tooley Street
SE1 2QH

Your Ref:
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Contact: Gavin Blackburn
Telephone: 020 7525 7007
Fax: 020 3357 3101
E-Mail: planning.enquiries@southwark.gov.uk
Web Site: <http://www.southwark.gov.uk>

Date: 17/01/2019

Dear Sir/Madam

Premises Licensing re:
VINEGAR YARD, 80-82 ST THOMAS STREET, LONDON, SE1 3QU

Summary description:

Date Received: 14/01/2019

The planning department object to this proposed licence under the objective of prevention of nuisance.

The application seeks to licence a large area open area that has no planning permission for an A class use and for which no assessment has been made in respect of the impacts that a large licenced premises may have. It is likely to be a significant source of noise.

It is understood that this proposal is intended as a temporary use whilst the site is considered for redevelopment. A temporary entertainment venue on this site maybe possible and a planning application should be made for such a use if that is what is intended. This application has no noise impact assessment, no dispersal strategy and no obvious means of controlling noise from a large open area that on the plan is shown as tables for drinking. The immediate area is well served for drinking venues and a nearby smaller venue at 40 Bermondsey Street has resulted in complaints from the noise arising from outside drinking. This much larger site would require significant mitigation to be made acceptable and at present none is proposed as part of the application.

The Council does look to support meantime uses that have a community benefit. It is acknowledged that retaining public houses can provide a significant benefit where those businesses are community hubs and part of the social life of the immediate area. Creating a large area for drinking such as this in an area well served by licensed premises would have a negligible community benefit. Switching focus from sale of alcohol to provision of a cultural venue would increase the benefit provided to the area, but noise impacts would need to be assessed and mitigated against.

Yours faithfully

Gavin Blackburn

Senior Enforcement Officer