



The Licensing Unit
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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/21/102/19

Date: 24th July 2019

Dear Sir/Madam

Re:- 10 Union Street, 10-18 Union Street, London Se1 1SZ

Police are in possession of an application from the above for a new premises licence. The application is for a 56000ft² office block and conference facilities. The building is for staff of the Royal College of Obstetricians and Gynaecologists (ROCG)

The premises are situated within The Borough and Bankside cumulative impact zone and a designated District town centre as specified within the Southwark Statement of licensing policy. The hours applied for are inside that recommended in the policy for members clubs, which is the closest to what the application describes.

The application also allows for third party hiring which would take it away from alcohol only being served to ROCG members. No accommodation limit has been supplied for these events or details of type of events so I am unable to assess the cumulative impact on the area. There are a number of residential properties in the area and the building has a playground opposite.

We object to the granting of the licence in the current format and would like to see the following measures placed on the licence.

For all events open to non-ROCG we would require SIA security with a minimum of two and employed at a ratio of 1/150 guests.

A dispersal policy is put in place for all events open to non-ROCG members. The police should be available immediately on request to officers of the council and police for inspection.

No drinking up time has been allowed. We request that the sale of alcohol cease 30 minutes prior to the terminal hour to allow customers to finish their drinks before the premises must close.

We require more details as to who the sale and supply of alcohol is to, so the Cumulative impact policy can be fully considered.

If the licence is granted the Police would also recommend the following conditions to be included on the licence, some of which may have been offered as part of the operating schedule but the wording is important to avoid ambiguity.

1. That a CCTV system be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
2. All CCTV footage be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council in that there will be a member of staff present at all times to operate the CCTV for viewing and downloading to a removable device.
3. That all staff involved in the sale or supply of alcohol are trained in their responsibilities under the licensing act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.

The Following is submitted for your consideration.
Yours Sincerely

Pc Graham White 2288AS
Southwark Police Licensing Unit
Tel: 0207 232 6756

From: Prickett, Mark
Sent: Wednesday, July 24, 2019 1:31 PM
To: Regen, Licensing
Cc: Mills, Dorcas
Subject: EPT representation, new premises licence, 10-18 Union Street, SE1

Dear Licensing,

Southwark's Environmental Protection Team have reviewed the new premises application for the Royal College of Obstetricians and Gynaecologists, 10-18 Union Street, SE1 1SZ.

The premises will be office space with conferencing facilities and event space with the following licensable activities sought:

- Films, Live and recorded music, Performance of dance and Entertainment similar to music and dance (all indoors), Monday to Saturday 09:00 – 01:30, Sunday 11:00 – 00:30
- Late night refreshment (indoors) Monday to Saturday - 23:00 – 01:30, Sunday 23:00 - 00:30
- Supply of alcohol (on the premises) Monday to Saturday - 11:00 - 01:30, Sunday 11:00 - 00:30
- Opening hours: Monday to Saturday 08:00 - 01:30, Sunday 11:00 - 00:30 Sunday.

EPT stance

There is some concern as live music, DJs, dance floors etc are requested to 01:30 in the morning everyday of the week apart from Sunday which is still 00:30.

Section M, part d) of the application form has been reviewed. A dispersal policy is referred to but is not provided for review?

There is a control measure that states "No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to nuisance". How is this planned to be achieved with the licensable activities sought? Is there adequate noise insulation within the building to contain music noise? Is there plans to install a sound limiter and set maximum permissible noise levels for events?

What times will deliveries, collections and waste collections take place?

Table 2 on page 78 of Southwark's Licensing Policy outlines recommended hours of operation. This premises would be considered an events premises, whereby hours of operation are recommended to be 00:00 (midnight) Sunday to Thursday, 01:00 Friday and Saturday.

There are residential properties nearby on Union Street who could be disturbed from music / entertainment noise but also from the dispersal of persons late at night.

EPT therefore **make representation** against this application and look forwarding the reviewing further information addressing the above in due course.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team

Tel: 020 7525 0023

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3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX

Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH

Air Quality web pages: <http://www.southwark.gov.uk/air-quality>

Construction web pages: <http://www.southwark.gov.uk/construction>

London Low Emission Construction Partnership - <http://www.llecp.org.uk/>



MEMO: Licensing Unit

To	Licensing Unit	Date	24 July 2019
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Copies

From	Jayne Tear	Telephone	020 7525 0396	Fax
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Email	jayne.tear@southwark.gov.uk
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Subject Re: 10 Union Street, 10-18 Union Street, London, SE1 1SZ

– Application for a premises licence

I write with regards to the above application for a premises licence submitted by The Royal College of Obstetricians and Gynaecologists under the Licensing Act 2003, which seeks the following licensable activities:

- Films; live music, recorded music, performance of dance, anything of a similar description to live music, recorded music and performance of dance (all indoors) on Monday to Saturday from 09:00 to 01:30 the following day and on Sunday from 11:00 to 00:30 the following day
- Late night refreshment (indoors) on Monday to Saturday from 23:00 to 01:30 the following day and on Sunday from 23:00 to 00:30 the following day
- Supply of alcohol (on the premises) on Monday to Saturday from 11:00 to 01:30 the following day and on Sunday from 11:00 to 00:30 the following day
- Overall opening times shall be on Monday to Saturday from 08:00 to 01:30 the following day and on Sunday from 11:00 to 00:30 the following day

The premises is described within the general description as *‘The building will provide contemporary office spaces supporting new ways of working for the RCOG's 200+ staff as well as conferencing facilities and cafe, catering for staff and the public. The College aims to provide a fully accessible building with an emphasis on health and wellbeing and sustainable design. The two adjoining buildings provide a combined NET internal area of approximately 56000ft2/ 5200m2 on four floors and a part-basement. The site is abutted to full height by other buildings on the North and East sides with party and/or boundary walls but is open to Union Street to the south and also to a private yard on the West. Until recently the site has been in B1 use as a training centre for Price Waterhouse Coopers who were the freehold owners until December 2017 when RCOG purchased the site. The North building is a converted hop warehouse which dates originally from 1853. The building was converted to office use in the 1970s and was internally refurbished around 2007. The South Building was purpose-built for offices in the 1980s. The two buildings are in effect independent, but connecting by a glazed roofed covered atrium’.*

My representation is based on the Southwark Statement of Licensing policy 2019 – 2021 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 2019 – 2021 the appropriate closing times in the area for public houses, wine bars or other drinking establishments on Sunday to Thursday is 23:00 hours and for Friday and Saturday is 00:00 hours

The premises also falls within the CIP area for Borough and Bankside. Under the Southwark Statement of Licensing Policy 2019 - 2021 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 141 of the policy and this premises could fall into the class of premises in 143 of the policy.

Therefore under 130 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 contributing to crime and disorder and public nuisance within the policy area.

The opening hours asked for within this application exceeds that which is appropriate in the licensing policy for this area. Further to this there has there has not been any time left 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 patron have left the premises.

To promote the licensing objectives I ask the applicant to consider amended the operating schedule to bring the closing hours in line with the hours recommend as appropriate within the policy and in turn the licensable activities. Also for sale of alcohol 'on sales' to finish half an hour before the closing times as follows:

- Opening times on Sunday to Thursday to cease at 23:00 hours and for Friday and Saturday to cease at 00:00 hours
- Supply of alcohol (on the premises) on Sunday to Thursday to cease at 22:30 hours and for Friday and Saturday to cease at 23:30 hours (this allows for half an hour drinking up time)
- Films; live music, recorded music, performance of dance, anything of a similar description to live music, recorded music and performance of dance (all indoors) on Sunday to Thursday to cease at is 23:00 hours and for Friday and Saturday to cease at 00:00 hours

- Late night refreshment (indoors) shall on apply on Friday and Saturday only and shall cease at 00:00

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 dispersal policy for the premises (to be conditioned)

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

Southwark's Statement of Licensing Policy 2019 – 2021 can be found on the following link:

<https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>

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