

MEMO: Licensing Unit

To	Licensing Unit	Date	9 January 2020	
Copies				
From	Jayne Tear	Telephone	020 7525 0396	Fax
Email	jayne.tear@southwark.gov.uk			

Subject Re: Holdrons Hops, Units 1 & 3, 135a Rye Lane, Holdrons Arcade, London , SE15 4ST
- Application for a premises licence

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

- Supply of alcohol (on and off the premises) on Monday to Sunday from 12:00 to 22:30
- Overall opening times shall be on Monday to Sunday from 12:00 to 22:30

The premises is described as '*A small specialist craft beer off licence*'

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

The premises is situated in Peckham Major Town Centre and under the Southwark Statement of Licensing policy 2019 - 2021 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 appropriate closing times for off-licences and alcohol sales in grocers and supermarkets is 00:00 hours daily

This premises also falls within the Peckham Cumulative Impact (CIP) Area.

Section six of the policy (from page 32) deals with Southwark's local cumulative impact policies. This premises sits in the Peckham area as defined in paragraph 148 of the policy and as an off licence and drinking establishment this premises falls into the class of premises in 149 of the policy.

Therefore under 130 of the policy there is a rebuttable presumption that applications for new premises licences/ variations 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.

This 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 patron have left the premises.

Therefore to promote the licensing objectives I ask the applicant to consider bringing the finish times for the 'on sales' of alcohol back by half an hour to allow for drinking up time as follows:

- Supply of alcohol (on the premises) to cease on Monday to Sunday at 22:00 (this will allow for half an hour drinking up time)

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 accomodation 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 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

From: Binya, Raymond
Sent: Friday, January 10, 2020 11:33 AM
To: Regen, Licensing
Cc:
Subject: Application for a premises licence - Holydrons Hops, Unit 1 & 3 135 Rye Lane, London, SE15 4ST EPT's ref 916640

Dear Licensing Team,

Application for a premises licence to be granted under the Licensing Act 2003

Application reference number: 871360

Address: HOLDRONS HOPS
Units 1 & 3
135a Rye Lane
London
SE15 4ST

I wish to make a representation on behalf of Southwark Environmental Protection Team (EPT) in our capacity as Environmental Health Responsible Authority, about the likely effect of the grant of the premises licence on the promotion of the 'prevention of public nuisance' licensing objective.

New premises application for the sale of alcohol (on & off the premises):

Mon to Sun: 12:00 - 22:30

Opening Hours:

Mon to Sun: 12:00 - 22:30

EPT have reviewed the above application and we are concerned that there are no measures to promote prevention of public nuisance mentioned in Operating Schedule of the application.

We therefore object this application in current form, however, if the sub-committee is minded to grant this application, we recommend that the following conditions are imposed;

- a) Clearly legible signage will be prominently displayed at all patron exits, where it can easily be seen and read, requesting that patrons leave the premises in a quiet and orderly manner that is respectful to neighbours.
- b) Suitably qualified or experienced persons shall be employed at all times, whilst licensable activity is being provided, and shall take all reasonable steps to ensure that patrons do not cause a nuisance in the vicinity of the premises.
- c) There shall be no sale of alcohol in unsealed containers for consumption off the premises
- d) Sufficient waste bins must be provided at or near the exits, to enable the disposal of generated waste.

Kind Regards,

Raymond Binya
Principal Environmental Protection Officer



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Tel: 020 7232 6756
Email: SouthwarkLicensing@met.police.uk

Our reference: MD21/008/20

Date: 13th January 2020

Dear Sir/Madam

Re:- Holdrons Hops, Units 1 & 3, 135a Rye Lane SE15 4ST

Police are in possession of an application from the above for a new premises licence for the off sales of alcohol only between the hours of 12:00hrs and 22:30hrs on each day of the week.

The first thing to note that is this premises sits within the Peckham cumulative impact zone and in the Peckham major town centre area as defined by Southwark's statement of licensing policy 2016-2020.

As the premises is located in a Peckham Cumulative Impact Zone, it changes the presumption to grant the application to that of refuse. This is tested in law in the case of Westminster City Council V Middlesex Crown Court in which the crown court judge summarised that "Notwithstanding the applicant was a fit and proper person a licence could be refused on the sole ground that the area was already saturated".

The area has significant alcohol related problems and alcohol dependent people. This adds to the impact in the area. Rye lane already has a considerable amount of Off Licence type premises at 151a, 102, 174, 265, 137-139, 161, 87-95 and in the Aylesham centre.

The applicant has offered a number of conditions within the operating schedule to address the presumption to refuse new license applications, however it is still likely to add to the existing cumulative impact.

It is for the applicant in this case to demonstrate that the new premises will not add to the cumulative impact and conditions are only an effective measure if the licence holder stringently enforces those conditions.

It is for these reasons that this application for a new premises licence in Peckham's CIP should be refused.

Yours Sincerely

PC Graham White 288MD
Southwark Police Licensing Unit