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The Licensing Unit
Floor 3
160 Tooley Street
London
SE1 2QH

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

Tel: [REDACTED]
Email: SouthwarkLicensing@met.police.uk

Our reference: MD/21/029/21

Date: 4th February 2021

Re:- Lant Street Wine Company, 59-61 Lant Street, London

Dear Sir/Madam

Police are in receipt of an application from a local resident to review the licence of the above premises. The police licensing unit have considered the review application and have the following comment to make.

A number of the points made within the application relate to planning, noise and procedural matters for an application made by the premises for a variation to the licence. We would not be able to make any comment on this.

Further to the above the applicant also mentions a number of incidents reported to the police. I have made extensive searches of the police systems going back to the 8th April 2019 when the variation was granted according to the application and I wish to make the following comments.

A search of the crime recording system does not produce any further crime reports other than that mentioned in the application

3042016/19 – Recorded as public order offence, this was closed due to lack of evidence by the investigating officer.

3022425/20 – Recorded as public order offence, this was closed as the victim was unwilling to continue with prosecution and was not further investigated.

3030859/20 – Recorded as common assault, no mention was made when reported that it was linked to a dispute with the premises. Only later when investigating officer called was it mentioned. Victim only wanted suspect to leave him alone and no further action. This was not flagged for licensing and the venue for the offence was not shown as a licenced premises so we were unaware of this report.

A search of other systems including the CAD system used to record calls to police only showed four incidents on two different days the 18th August 2020 and the 31st August 2020. The searches we carried out included 59 Lant Street, 61 Lant Street, the applicant's home and mobile phone numbers.

Cad 4471 & 4814 of the 31st August 2020 at 15.39hrs & 16.24hrs respectively.

CAD 4471- The informant phoned and complained about a party causing a noise nuisance and was resulted in a seasonal issue.

Cad 4814- Informant called to inform police party had stopped. No action required.

CAD 7963 & 8457 of the 31st August 2020 at 21.41hrs & 22.45hrs respectively

CAD 7963 – informant reported a party at location. Officers attended and resulted it as good natured and stopping in 30 minutes.

CAD 8457 – Informant reported party still going on. No officer attended as good natured first time.

Officers from the licensing and Night time economy team attended the premises for a licensing visit on or just before the 22nd August 2020 after a complaint was made to Southwark Council Licensing.

Officers found an event taking place but no money was changing hands and the wine was being given away free for tasting only.

No other information has been found on the police records.

I have reviewed the premises licence and found a number of conditions I would normally recommend for a premises of this type are not on the licence. If the licensing subcommittee do not revoke the licence as the applicant has requested then I would suggest the following could assist in stopping any further issues.

The removal of recorded music from the licence and the exemption given before 23.00hrs to premises with an on licence. This would only allow back ground music which I believe is all that is required for wine tasting.

The following conditions

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.
3. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.
4. That all staff 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.

5. A Signs shall be displayed on the outside with the telephone number of the manager on duty, allowing local residents to call and complain without entering the premises.
6. A personal licence holder will be on the premises at all times when intoxicating liquor is being offered for on sales.

The customer limit is only 32 patrons but the committee may also wish considering the provision for SIA security as below

7. At least one SIA registered Door Supervisor shall be employed at all times when on sales are being served.

Submitted for your consideration

Yours Sincerely

PC Graham White 288MD

Licensing Officer
Southwark Police Licensing Unit

From: Prickett, Mark <Mark.Prickett@southwark.gov.uk>
Sent: Thursday, February 4, 2021 4:12 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: Mills, Dorcas <Dorcas.Mills@SOUTHWARK.GOV.UK>
Subject: EPT supporting comments - review of premises licence - 59-61 Lant Street

Dear Licensing,

Southwark's Environmental Protection Team (EPT) have reviewed the licence review application (ref number: 1592457, dated: 07/01/2021) concerning the premises Lant Street Wine, 59-61 Lant Street, SE1 1QN. With regards to the prevention of public nuisance licensing objective, EPT supports the review.

STATUTORY NOISE NUISANCE

The variation of the premises licence was granted on 8th April 2019, licence number: 866850, which included the new use for a wine bar at the front of 59 Lant Street.

Found here:

<http://app.southwark.gov.uk/licensing/LicPremisesGrantedDetails.asp?systemkey=866850>

The first complaint was received to the Licensing Team on 1st October 2019 and the Noise & Nuisance Team on 11th October 2019 alleging public nuisance from the undertaking of licensable activities under the new premises licence. Correspondence to both the Licensing Team and Noise and Nuisance Teams continued which led to a Noise Team officer visiting the complainants property on 8th November 2019 and witnessing a statutory noise nuisance from activities associated with the Lant Street Wine premises.

The Noise Team officer, within the complainants property on the 8th November 2019, noted "*The level of the music witnessed would affect the quiet enjoyment or use of the complainant's property*" and that the volume of the music "*felt as if the song was being played from within the complainant's property*" which resulted in the level of noise being deemed a statutory noise nuisance, as per section 79 of the Environmental Protection Act 1990.

A statutory noise nuisance abatement notice, as per section 80 of the Environmental Protection Act 1990, was served on Lant Street Wine on 11th November 2019.

The complainant alleges breaches of the abatement notice within the review application.

PLANNING

The premises currently does not have planning permission for 59 Lant Street to be a drinking establishment, moreover a planning enforcement notice has been served, dated 19 Nov 2020 requiring any use of a bar to cease. Please see attached.

A summary of the planning status regarding applications associated with Lant Street Wine is as follows:

In May 2020, planning permission was applied for "Temporary Change of Use to Premises at the Front of no 59 to Hold Public Wine Tastings (Use Class A4) for a Three -Year Period subject to hours of operation conditions and other conditions." Under Reference 20/AP/1372. The planning team declined to determine this. The owners have recently appealed this decision and it is currently under consideration.

An enforcement notice was issued in November 2020 (attached) this notice was also appealed by the owners in December 2020.

A further application (21/AP/0148) has also very recently been submitted. This application is described as "Change of Use of ground floor from Use Class B8 (warehouse) to Sui Generis (mixed B8 warehouse and A4 drinking establishment) to allow public wine tasting events". The consultation process is now in progress.

Whilst there are appeals currently in progress, and a new application for permanent change of use submitted, it is important to note that 59 Lant Street has not previously, and does not currently, have permission for A4 (drinking establishment use).

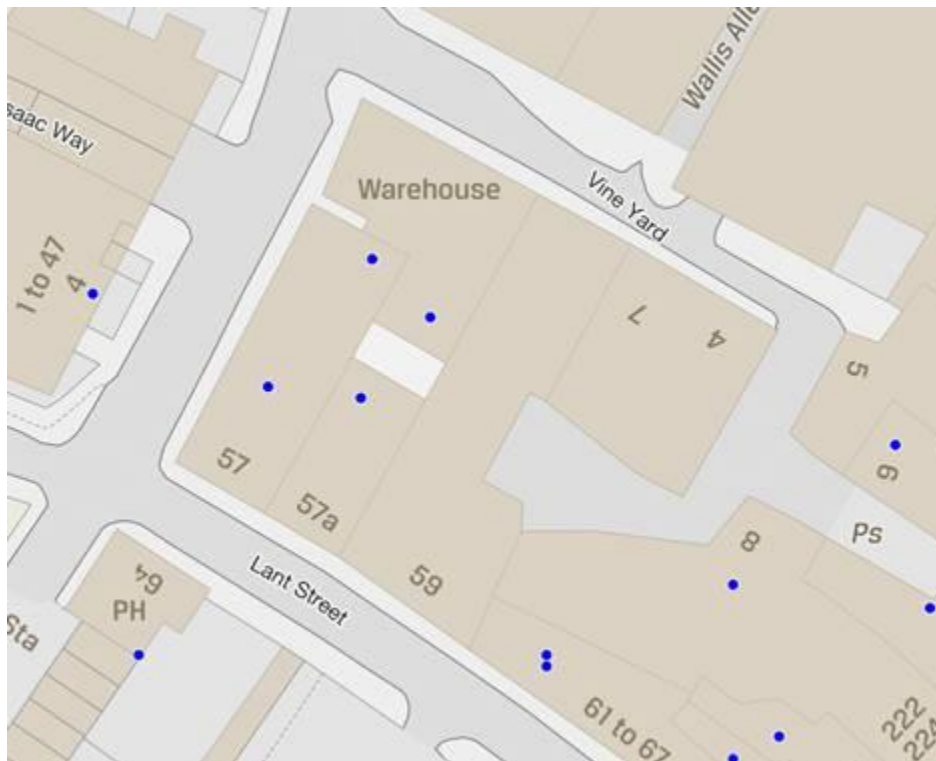
Southwark's Statement of Licensing Policy (2021-26), section 101 advises that *"this Authority will look to ensure proper integration with the planning regime. While it is understood that there is no legal basis for a Licensing Authority to refuse a licence application solely because it does not have planning permission, to allow clarity and consistency both for Applicants; and in response of enforcement action, it is strongly recommended that applications for premises licences for permanent commercial premises should normally be from businesses with relevant planning consent for the property concerned. This applies equally to applications seeking a licence intended to facilitate a change of use / type of operation. Where this is not the case, the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be"*.

Section 107 adds *"Other consents such as planning permission are separate regimes and a premises licence...cannot be used unless all other relevant consents are in place"*.

It is the case that the undertaking of licensable activities in 59 Lant Street, in the current circumstances, has caused noise nuisance. At present there is no planning permission in place for the use of the premises as a drinking establishment.

PUBLIC NUISANCE

The 59-61 Lant Street premises has numerous residents in close proximity, as per the map below showing blue dots as surrounding residential neighbours. There is concern public nuisance could be caused to numerous residents in close proximity to 59 Lant Street if the premises licence is permitted to continue operate as it is currently granted.



EPT summary

The undertaking of licensable activities within the new drinking establishment part of the premises (front of 59 Lant Street, previously a warehouse) has caused statutory noise nuisance, witnessed by a Southwark Council Noise & Nuisance Team officer.

It is clear there is insufficient noise insulation between the commercial space and adjoining residential properties.

Section 272 of Southwark's Licensing Policy states "*Nuisance may often be caused by sound escaping from the premises or transmitted through the structure of the building. While some simple management steps may be taken to reduce the problem, it should be understood that in some premises physical works may be necessary to prevent nuisance being caused to local residents...Where physical measures are likely to be necessary expert advice should be sought on appropriate measures*". Section 273 lists possible measures for improvement.

The use of the old warehouse as a drinking establishment may be considered acceptable if adequate noise insulation was installed. However at present there is inadequate insulation to protect adjoining residents from public nuisance from the use of the licensable activities currently permitted.

EPT support the review in that current permitted licensable activities have caused a statutory noise nuisance, the use of the premises as a drinking establishment does not currently have relevant planning permission and there is insufficient noise insulation between the commercial premises and adjoining residential units to prevent public nuisance in the future.

Kind regards,

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

IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: THE LONDON BOROUGH OF SOUTHWARK

To:

Company Secretary – South of the Border Holdings Ltd of 60 Doughty Street, London, WC1N 2JW
Company Secretary – Lant Street Wine Company Ltd - 4th Floor 4 Tabernacle Street, London, EC2A 4LU
B.W Wilcock, D.R Wilcock, 171-173 Grey's Inn Road, London, WC1X 8UE
Jermain Gallacher Showroom, 59 Lant Street, London, Southwark, SE1 1QN
Lant Street Wine of 59-61 Lant Street, London, Southwark, SE1 1QN
The Owner, 59 Lant Street, London, Southwark, SE1 1QN
The Occupier, 59 Lant Street, London, Southwark, SE1 1QN
The Owner, 61 Lant Street, London, Southwark, SE1 1QN
The Occupier, 61 Lant Street, London, Southwark, SE1 1QN

- 1. THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of Section 171A(1) of the above Act, at the land described below. They consider that it is expedient to issue this Notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of this Notice and the enclosures to which it refers contain important additional information.
- 2. THE LAND TO WHICH THE NOTICE RELATES**

Ground Floor and Basement, 59-61 Lant Street, London, Southwark, SE1 1QN shown edged blue on the attached plan ("the Land")

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the material change of use of the Land to a mixed bar / shop / warehouse use ('the Unauthorised Use').

Without planning permission, the erection of an illuminated projecting sign on the front elevation of the Land ('the Unauthorised Works').

4. REASONS FOR ISSUING THIS NOTICE

4.1. It appears to the Council that the Unauthorised Use has commenced within the last ten years and the Unauthorised Works were undertaken within the last four years.

4.2. It is expedient to take enforcement action because:

4.1.1 The Unauthorised Use causes significant harm to neighbouring residents amenity through disturbance and noise spill which has not been properly assessed or mitigated against. The use is considered to be contrary to Chapter 8 [Promoting healthy and safe communities] of the NPPF 2019; Policy 7.15 [Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes] of the London Plan 2016; Strategic Policy 13 [High Environmental Standards] of the Core Strategy 2011; Saved Policy 3.2 [Protection of amenity] of the Southwark Plan 2007; P54: Protection of amenity and P67: Reducing noise pollution and enhancing soundscapes of the emerging New Southwark Plan.

4.1.2 The Unauthorised Works are incongruous and cause harm to the character and appearance of the Land and surrounding area and its appropriateness in the context of the Land being in the Liberty of the Mint Conservation Area. The sign is considered to be contrary to Chapter 16 [Conserving and enhancing the historic environment] of the NPPF 2019; Policy 3.23 [Outdoor Advertisements and Signage] of the Southwark Plan 2007 and P40: Outdoor advertisements and signage of the emerging New Southwark Plan.

5 WHAT YOU ARE REQUIRED TO DO

5.1 Cease bar use at the Land.

- 5.2 Remove from the Land all advertising associated with use of the Land as a bar.
- 5.3 Remove from the Land all speakers / stereo / musical instruments and any other amplified music equipment associated with the unauthorised use.
- 5.4 Remove from the Land the illuminated projecting sign at the front of the building and remove all fixtures and fittings associated with this sign and repair any damage to the front of the building caused by this removal.

6 TIME FOR COMPLIANCE

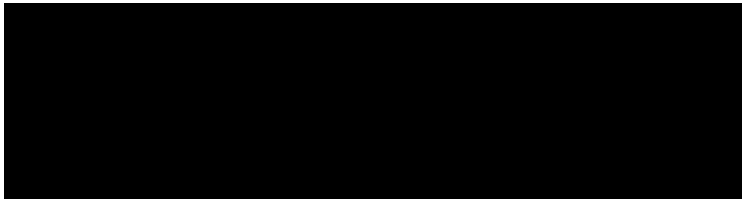
One (1) week after this Notice takes effect in respect of the requirement at 5.1 above.

One (1) month after this Notice takes effect in respect of the requirements at 5.2 to 5.4 above.

7 WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 24 December 2020 unless an appeal is made against it beforehand.

Dated: 19 November 2020



Director of Law & Democracy
Legal Services | Finance & Governance
PO BOX 64529
London
SE1P 5LX

EXPLANATORY NOTE

YOUR RIGHT OF APPEAL

You can appeal against this notice but any appeal must be received, or posted in time to be received, by the Planning Inspectorate before the date specified in paragraph 7 of the Notice.

The enclosed Planning Inspectorate Information Sheet provides further information about your right of appeal against this Enforcement Notice.

If you are appealing under Ground (a), that you believe planning permission should be granted for what is alleged in the enforcement notice, you are required to pay a fee of **£924.00**. This should be paid to the London Borough of Southwark by way of a cheque sent to the Planning Department at PO BOX 64529 London SE1P 5LX (160 Tooley Street, London SE1 2TZ), or by credit card by telephoning 0207 525 5403 . You must also provide a copy of your appeal form.

You must submit with your Appeal Form, or within 14 days from the date the Planning Inspectorate notifies you, a statement in writing specifying the grounds of the appeal and state briefly the facts on which you are relying in support of those grounds.

WHAT HAPPENS IF YOU DO NOT APPEAL

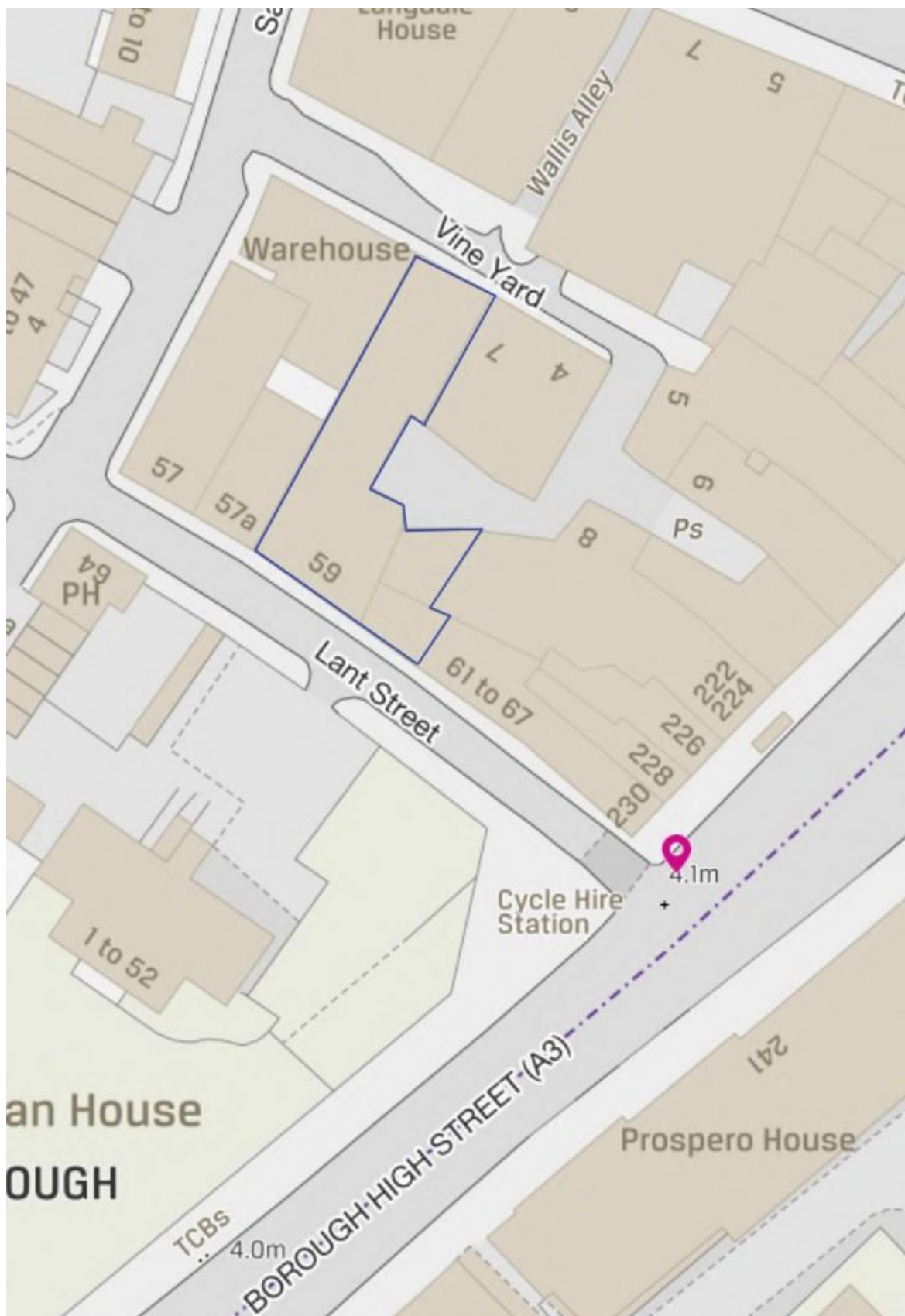
If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the Notice and you must then ensure that the required steps for complying with it are taken within the period(s) specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

Enclosures:

Plan

Covering letter

Planning Inspectorate Information Sheet



MEMO: Licensing Unit

To Licensing Unit **Date** 4 February 2021
From Jayne Tear
Email jayne.tear@southwark.gov.uk

Subject Lant Street Wine Company, 59-61 Lant Street, London, SE1 1QN
Application to review the premises licence

I write with regards to the above application to review the premises licence submitted by an Other Person under the Licensing Act 2003.

The application is submitted is concerned with:

‘The grounds relating to the Licensing objectives for prevention of crime and disorder and prevention of public nuisance; - Conditions on the premises licence have been persistently breached with non-compliance of the licenced hours, the licenced number of patrons and outside smokers, unsupervised access and entrance door left open. Large-scale temporary events have been held without the necessary Temporary Event Notices given to the licencing authority that have further breached conditions of the licence. Capacity of 80 persons in the warehouse at 59 has been advertised on the company’s web site. The drinking establishment has caused or necessitated persistent Southwark Noise Team call outs and on-going involvement by the Metropolitan Police due to anti-social behaviour’.

The premises is situated in the Borough and Bankside CIP Area.

My representation is submitted with regards to promoting the prevention of crime and disorder and the prevention of public nuisance licensing objectives and has regard to the Southwark Statement of Licensing Policy 2021 – 2026.

The licensing unit have received complaints regarding this premises regarding noise issues, breaches of the licensed conditions and unlicensed activities taking place. Licensing officers have visited the premises and warnings letters have been sent to the licensee regarding a breach of following condition:

307 - The accommodation limit for the premises shall not exceed 32 patrons.

A licensing officer carried out a further visit on 22/11/2019 and witnessed 2 further breaches of the following conditions:

340 The written dispersal policy shall be kept at the premises and made available for inspection by authorised officers of the council or the police. All relevant staff shall be trained in the implementation of the policy.

4AB 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.

I attached to this representation the NTET Log of visits and actions; I also include copies of the warning letters sent.

Further to this I can confirm that the council Noise Team have also received complaints and a noise abatement notice has been served to the premises.

I may submit further evidence supporting this representation at a later stage.

Southwark's Statement of Licensing Policy 2021 – 2026 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

ATTACHMENTS INCLUDED:

- NTET Log
- 2 warning letters

Mr David Wilcock
Lant Street Wine Company
Basement And Ground Floor
61-63 Lant Street
London
SE1 1QN

Licensing Unit
Direct Dial - 0207 525 2436
Facsimile - 020 7525 5705

13 November 2019

Location ID F20P**61LA/1

Dear Mr Wilcock,

RE: THE LICENSING ACT 2003 – Lant Street Wine Company, Basement And Ground Floor, 61-63 Lant Street, London, SE1 1QN

I write to inform you that it has been brought to my attention that you have allegedly breached a condition on your premises licence. The condition I refer to is:

307 The accommodation limit for the premises shall not exceed 32 patrons.

This potentially constitutes a contravention of the licence issued under the Licensing Act 2003 by this Council in respect of the premises.

In particular, I would advise you that Section 136 (1)(a) of the Licensing Act 2003 states that:

A person commits an offence if -

- (a) He carries on or attempts to carry on a licensable activity on or from any premises otherwise than under and in accordance with an authorisation; or
- (a) Knowingly allows a licensable activity to be so carried on.

A person guilty of an offence under this section is liable on summary conviction to imprisonment for a term not exceeding six months or to an unlimited fine or to both.

This Service warns you that should any further breach be reported to us we will give consideration to the appropriate legal action to be taken. You should understand that this could lead to legal proceedings being taken.

Southwark Council - Regulatory Services, Licensing team, Hub 1, 3rd Floor, PO Box 64529, SE1P 5LX
Switchboard - 020 7525 5000 Website - www.southwark.gov.uk
Strategic Director of Environment and Leisure - Caroline Bruce

I would make clear that it is the practice of the Council's Licensing Unit to send officers to visit premises to check to see if unauthorised activities are being provided. Licensing officers will gain admission to the premises in the same way as ordinary members of the public, and will not necessarily make themselves known to the staff or the licence holder at the time of the visit.

You should also understand that where other Services have interest in the matters noted we will be notifying them of this recent visit. You may receive follow-up visits from them.

Information and online applications can be found using the following link:

<http://www.southwark.gov.uk/business/licences>

Please ensure you act promptly on this letter. If you require advice or assistance on how to comply with the matters raised please contact us on the telephone number given above.

Yours sincerely,

Justin Williams
Licensing Enforcement Officer
justin.williams@southwark.gov.uk

licensing@southwark.gov.uk

David Wilcock
WATERLOO WINE CO
59-61 Lant Street
London
SE1 1QN

Licensing Unit
Direct Dial -
Facsimile - 020 7525 5705

23 December 2019

Location ID F20P**61LA/1

Dear Mr Wilcock,

RE: THE LICENSING ACT 2003 – WATERLOO WINE CO, 59-61 Lant Street, London, SE1 1QN

I write to inform you that it has been brought to my attention that licensable activities are being provided at the above premises without the necessary authorisation having firstly been obtained from this Council.

It is alleged that on the 12th October and 27th November 2019 that you breached your premises licence condition **307**. I would like to draw your attention to condition **307**, which stipulates: **The accommodation limit for the premises shall not exceed 32 patrons.**

This potentially constitutes a contravention of either the licences issued under the Licensing Act 2003 by this Council in respect of the premises operation; or of other related legislation.

In particular, I would advise you that Section 136 (1)(a) of the Licensing Act 2003 states that:

A person commits an offence if -

- (a) He carries on or attempts to carry on a licensable activity on or from any premises otherwise than under and in accordance with an authorisation; or
- (a) Knowingly allows a licensable activity to be so carried on.

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This Service warns you that should any further breach be reported to us we will give consideration to the appropriate legal action to be taken. You should understand that this could lead to legal proceedings being taken.

I would make clear that it is the practice of the Council's Licensing Unit to send officers to visit premises to check to see if unauthorised activities are being provided. Licensing officers will gain admission to the premises in the same way as ordinary members of the public, and will not necessarily make themselves known to the staff or the licence holder at the time of the visit.

You should also understand that where other Services have interest in the matters noted we will be notifying them of this recent visit. You may receive follow-up visits from them.

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Please ensure you act promptly on this letter. If you require advice or assistance on how to comply with the matters raised please contact us on the telephone number given above.

Yours sincerely,

Justin Williams

Justin Williams
Licensing Enforcement Officer
justin.williams@southwark.gov.uk

licensing@southwark.gov.uk

adate	desc	aofficer	name	address	adtext
14/10/2019	Visit To Premises	Justin Williams	Lant Street Wine Company	Basement And Ground Floor, 61-63 Lant Street, London, SE1 1QN	<p>Attended premises I met with Mr Ben Wilcock the licence holder and son of the DPS informed him of recent complaints received from a local resident. Mr Wilcock appeared to know who the complainant was stating XXXX XX XXXXX XXXXXXXXX I did not confirm this. Mr Wilcock explained that the complainant XXX X XXXXXXXXX XXXXXXXX XXX XXXXXXX XXX XXXXXXXX XXXXXXXX Mr Wilcock explained that the NANT attended over the weekend and the officer stated that he can't stop his patrons from talking. Mr Wilcock also explained that a licensing officer also attended and carried out a full inspection. Mr Wilcock did accept that on a few occasions that he had breached condition: 307 and had more than 32 patrons in the premises. Mr Wilcock queried if a personal licence holder needs to be on site at all times, I advised Mr Wilcock that this is not a condition on his licence; however, it is good practice to have one on site at all times. I warned Mr Wilcock about breaching his licence conditions and advised him on applying for a minor variation to remove or change his licence conditions. Mr Wilcock said he would put in for a minor variation as at times he has wine tasting sessions and that he usually has a large amount of people who would want to attend. Mr Wilcock stated that he would like to increase the capacity to 80 but was concerned that the complainant would object. I advised Mr Wilcock that any objections would have to be based on the four licensing objectives and could not be vexatious. Inspection not carried out due to recent visit, observed licence summary on display.</p>
08/11/2019	23:28 NTE Visit	Richard Kalu	Lant Street Wine Company	Basement And Ground Floor, 61-63 Lant Street, London, SE1 1QN	<p>Compliance Visit to premises with Farhad Chowdhury (Principal Health & Safety Officer) following resident complaints of ASB and unlicensed activity at the premises beyond the hours of the premises licence. Premises closed ATOV no activity taking place and no ASB witnessed taking</p>

					place in the immediate vicinity of the premises.
09/11/2019	01:50 NTE Visit	Richard Kalu	Lant Street Wine Company	Basement And Ground Floor, 61-63 Lant Street, London, SE1 1QN	Re – visit to premises with Farhad Chowdhury (Principal Health & Safety Officer) to carry out observations. Premises closed ATOV.
13/11/2019	(MM) L301 - Warning	Justin Williams	Lant Street Wine Company	Basement And Ground Floor, 61-63 Lant Street, London, SE1 1QN	(MM) L301 - Warning Unlicensed Activity
22/11/2019	21:58 NTE Visit	Charlie Jerrom	Lant Street Wine Company	61 Lant Street, London, SE1 1QN	Visit to the premises with Clarissa O'Toole, a full licensing inspection was completed. Conditions 340 and 4AB were in breach. The premises ATOV had a number of 28 people inside. The stand in manager was aware of the amount of people allowed on the premises at one time; she also said that on regular occasions she checks the numbers. Action: Append to INU
14/12/2019	00:46 NTE Visit	Richard Kalu	Lant Street Wine Company	Basement And Ground Floor, 61-63 Lant Street, London, SE1 1QN	Compliance Visit with Kentura Dundas. Premises closed and non-operational ATOV.
20/12/2019	21:50 NTE Visit	Richard Kalu	Lant Street Wine Company	Basement And Ground Floor, 61-63 Lant Street, London, SE1 1QN	Compliance Visit with John Okeke Uzodinma. Premises closed and non-operational ATOV.

20/12/2019	Visit To Premises	Justin Williams	WATERLOO WINE CO	59-61 Lant Street, London, SE1 1QN	Attended premises spoke to Ben Wilcock of recent complaint that allegedly there was a private event on the 12th October where the premises capacity was exceeded contrary to condition 307 of the premises licence .Mr Wilcock accepted that the premises held a private event and also admitted that there was another event on the 27th November 2019 where there were about 70-80 people. Mr Wilcock explained that because the events were private he was under the impression that he was not breaching his premises licence because the event was a ticketed one only. I queried whether the event involved the retail sale of alcohol which Mr Wilcock confirmed it was a wine tasting event. I explained that although the event was private it was still a licensable activity and that the premises was in breach of their licence condidion 307. Mr Wilcock apologised, I informed him that I would have to send him a Warning Letter and that if there are any further breaches I may have to take enforcement action. Mr Wilcock explained that he holds private events at least once a month and that the number of patrons attending usually exceeds the capacity limit of 32 people stipulated. He explained that he may make an application for a full variation, I advised him that he could put in a TENS to hold any future events and as he is a personal licence holder he can apply for up to 50 TENS per year.I also explained to Mr Wilcock the second purpose of my visit to ascertain the furniture part of the premises plan as the warehouse is not on the plan so therefore no licensable activities should take place there. Mr Wilcock explained that the furniture area of the premises is the warehouse area which is licensable. We were shortly joined by Mr David Wilcock the DPS they both explained to me that the complainant seems to have a vendetta against them recently,
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23/12/2019	(MM) L301 - Warning	Justin Williams	WATERLOO WINE CO	59-61 Lant Street, London, SE1 1QN	(MM) L301 - Warning Unlicensed Activity
03/01/2020	21:30 NTE Visit	Andrew Heron	Lant Street Wine Company	First Floor, 59-61 Lant Street, London, SE1 1QN	Premises closed.
05/07/2020	21:22hrs NTE Visit	Richard Kalu	Lant Street Wine Company	First Floor, 59-61 Lant Street, London, SE1 1QN	Visit to premises to carry out licensing observation of premises in light of government Covid - 19 lockdown restrictions being eased. Premises open and operational however no patrons located internally or externally.
12/07/2020	19:07 NTE Visit	Richard Kalu	WATERLOO WINE CO	59-61 Lant Street, London, SE1 1QN	Visit to premises to carry out licensing observation of premises in light of government Covid - 19 lockdown restrictions being eased. Premises open and operational no patrons located internally or externally. Observed X3 patrons enter the premises and purchase alcohol which was decanted into glass bottles. Patrons then paid and left the premises. No issues of concern noted.
01/10/2020	19:30 NTE Visit	Justin Williams	Lant Street	First Floor, 59-61 Lant Street, London, SE1 1QN	Premises close at time of visit

From: Wood, Michael
Sent: Wednesday, February 03, 2021 3:48 PM
To: Tear, Jayne
Subject: RE: Review of premises licence - 59-61 Lant Street

I am currently dealing with the planning enforcement case at the above address and I thought it might be useful for you to at least be aware of the planning status of site:

A complaint was first received in late 2019 alleging a bar use. Enforcement action was agreed initially, but they agreed to close for a short time and then Covid stopped all enforcement.

In May 2020, a planning permission was applied for "*Temporary Change of Use to Premises at the Front of no 59 to Hold Public Wine Tastings (Use Class A4) for a Three -Year Period subject to hours of operation conditions and other conditions.*" Under Reference 20/AP/1372. The planning team declined to determine this as I was told further information was requested and not submitted. The owners have recently appealed this decision and it is currently under consideration.

We did issue an enforcement notice in November 2020 (attached) this notice was also appealed by the owners in December 2020. They dispute a Bar use was occurring and that any only small scale wine tasting events occurred. As the appeal is ongoing, they can continue to operate until the appeal is determined. Appeal notification letters will be sent this month informing neighbours. The appeals have been linked and given current delays, it may be quite some time before decisions are made on these.

A further application (21/AP/0148) has also just been submitted – consultation letters have just gone out this week.

This application is described as "*Change of Use of ground floor from Use Class B8 (warehouse) to Sui Generis (mixed B8 warehouse and A4 drinking establishment) to allow public wine tasting events*" - The decision expiry date is 17 March 2021.

Please let me know the outcome of the license review as it will be useful to know the result moving forward.

Cheers,

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