

## Licensing Sub-Committee

Monday 16 November 2015

10.00 am

Ground Floor Meeting Room G02C - 160 Tooley Street, London SE1 2QH

### Membership

Councillor Renata Hamvas (Chair)  
Councillor Tom Flynn  
Councillor Lorraine Lauder MBE

### Reserves

Councillor David Hubber

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Contact

Andrew Weir on 020 7525 7222 or email: [andrew.weir@southwark.gov.uk](mailto:andrew.weir@southwark.gov.uk)  
Webpage: [www.southwark.gov.uk](http://www.southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 6 November 2015



## Licensing Sub-Committee

Monday 16 November 2015

10.00 am

Ground Floor Meeting Room G02C - 160 Tooley Street, London SE1 2QH

### Order of Business

Item No.	Title	Page No.
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#### **PART A - OPEN BUSINESS**

**1. APOLOGIES**

To receive any apologies for absence.

**2. CONFIRMATION OF VOTING MEMBERS**

A representative of each political group will confirm the voting members of the committee.

**3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT**

In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.

**4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.

**5. LICENSING ACT 2003: LITTLE BIRD GIN NIGHTS & WEEKENDS, UNIT 1. DOVEDALE BUSINESS CENTRE, 22A BLENHEIM GROVE, LONDON SE15 4QN** 1 - 57

**ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT**

**Item No.**

**Title**

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**PART B - CLOSED BUSINESS**

**EXCLUSION OF PRESS AND PUBLIC**

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

**ANY OTHER CLOSED BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT**

Date: 6 November 2015

<b>Item No.</b> 5.	<b>Classification:</b> Open	<b>Date:</b> 16 November 2015	<b>Meeting Name:</b> Licensing Sub-Committee
<b>Report title:</b>		Licensing Act 2003: Little Bird Gin Nights & Weekends, Unit 1. Dovedale Business Centre, 22a Blenheim Grove, London SE15 4QN	
<b>Ward(s) or groups affected:</b>		The Lane	
<b>From:</b>		Strategic Director of Environment and Leisure	

## RECOMMENDATION

1. That the licensing sub-committee considers an application made by Johnson and Co Hospitality Limited, for a premises licence application to be granted under the Licensing Act 2003 in respect of the premises known as Little Bird Gin Nights & Weekends, Unit 1, Dovedale Business Centre, 22a Blenheim Grove, London SE15 4QN.
2. Notes:
  - a) This application forms a new application for a premises licence, submitted under Section 17 of the Licensing Act 2003. The application is subject to representations from other persons and is therefore referred to the sub-committee for determination.
  - b) Paragraphs 8 to 10 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application is attached as Appendix A.
  - c) Paragraphs 11 to 19 of this report deals with the representations received regarding the premises licence application. Copies of the withdrawn representations from responsible authorities are attached as Appendix B.
  - d) Copies of the relevant representations from other persons are attached as Appendix C.
  - e) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

## BACKGROUND INFORMATION

### The Licensing Act 2003

3. The Licensing Act 2003 provides a licensing regime for:
  - The sale of and supply of alcohol
  - The provision of regulated entertainment
  - The provision of late night refreshment.

4. Within Southwark, the licensing responsibility is wholly administered by this council.
5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:
  - The prevention of crime and disorder
  - The promotion of public safety
  - The prevention of nuisance
  - The protection of children from harm.
6. In carrying out its licensing functions, a licensing authority must also have regard to
  - The Act itself
  - The guidance to the act issued under Section 182 of the Act
  - Secondary regulations issued under the Act
  - The licensing authority's own statement of licensing policy
  - The application, including the operating schedule submitted as part of the application
  - Relevant representations.
7. The premises licence application process involves the provision of all relevant information required under the Act to the licensing authority with copies provided by the applicant to the relevant responsible bodies under the Act. The application must also be advertised at the premises and in the local press. The responsible authorities and other persons within the local community may make representations on any part of the application where relevant to the four licensing objectives.

## **KEY ISSUES FOR CONSIDERATION**

### **The premises licence application**

8. On 5 October 2015, Johnson and Co Limited applied to this Council for the grant of a new a premises licence application in respect of the premises known as Little Bird Gin Nights & Weekends & Weekends Arch 221 Blenheim Grove, London SE15 4QN.

The application is summarised as follows:

The concept is that the premises is to be a daytime café/restaurant and evening cocktail bar & diner providing late night refreshment, supply of alcohol and regulated entertainment. The premises are divided into two arches whereby a permanent layout is formed for licensable activities. A temporary bar and occasional pop-up restaurant will be erected when required in the enclosed front yard area.

- Live Music  
Monday to Sunday 10.00 to 22.00
- Recorded Music  
Monday to Sunday 10.00 to 22.00
- Supply of Alcohol (both on and off premises)  
Monday to Sunday 10.00 to 22.00
- Operating Hours  
Monday to Sunday 10.00 to 22.30.

9. The premises licence application form provides the applicant operating schedule. Parts J, K, L, and M set out the proposed operating hours and operating controls in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in part M of the operating schedule will form the basis of conditions that will be attached to the licence. A copy of the application is attached to this report as Appendix A.

#### **Designated premises supervisor**

10. The designated premises supervisor (DPS) is Taskin Muzaffer who holds a personal licence issued by Bristol City Council.

#### **Representations from responsible authorities**

11. There were five representations, received from licensing as a responsible authority, planning authority, public health authority, trading standards team and health & safety team.
12. The representation from licensing as a responsible authority is due to the premises being in a cumulative impact area and therefore object on the crime and disorder and public nuisance licensing objective.
13. The representation from the planning authority identifies the premises as being in the cumulative impact area and also that the no planning permission has been sought for the premises to operate lawfully.
14. The representation from public health is in respect of all four of the licensing objectives: prevention of crime and disorder, public safety, prevention of public health, the protection of children from harm and raises concerns of the premises being in a cumulative impact area. They also note the lack of toilet facilities for patrons.
15. The trading standards team make representations on the licensing objective for protection of children from harm with regard to underage sales of alcohol. The trading standards seek the addition of a number of conditions to address their concerns.
16. The representation from the health and safety team seek a number of conditions including fire risk assessments, approved electrical inspection, evacuation procedure, gas inspection, ventilation and toilet facilities. The health & safety representation has been conciliated.
17. Copies of the representations are attached to the report as Appendix B.

#### **Representations from other persons**

18. There are nine representations from other persons including one from the Rye Lane West Community Association. The representations are in regard to the impact of noise, nuisance, anti-social behaviour, and drunken crowds at the weekends.
19. Copies of the representations are attached as Appendix C.

**Previous history**

20. There is no previous history of licensed premises on this location.

**Temporary event notices**

21. There have been five temporary event notices (TENs) submitted for this address within the last 12 months.

**Complaints**

22. There have been no complaints received by the licensing team within the last 12 months. The premises have not previously been licensed under the Licensing Act 2003.

**The local area**

23. The nearest licensed premises with a 100 metres of the Little Bird Gin Nights & Weekends including terminal hours are also shown on the map are named as follows:
- Bar Story, Railway Arch 213, Blenheim Grove, SE15 (Monday to Saturday 23.00 to 00.30 hours, and Sunday 23.00 to 00.00 hours).
  - The Sassoon Gallery, 213 Blenheim Grove SE15 (Monday to Sunday 12.00 to 00.00 hours).
24. A map of the area is attached to the report as Appendix D.

**Southwark Council saturation policy for Peckham**

25. Council assembly approved the introduction of a special policy for Peckham on the cumulative impact of concentration of licensed premises (saturation policy) on 12 October 2011.
26. The decision to introduce the saturation policy was taken with regard to the committee's concern over rising trends of late night alcohol related violence against the person and late night disorder and rowdiness associated with late night licensed premises in area.
27. The effect of this special policy is that is to create a presumption that applications for new premises licenses or variations that are likely to add to existing cumulative impact will normally be refused, following relevant representations, unless the applicant can demonstrate in their operating schedule that there will be no negative cumulative impact on one or more of the licensing objective.
28. The applicant has been advised to address the committee's concerns around cumulative impact at the hearing.

**Deregulation of entertainment**

29. On 6 April 2015 entertainment became deregulated and as a result.
- Live unamplified music is deregulated between 08.00 and 23.00 on any premises.

- Live amplified music and recorded music is deregulated between 08.00 and 23.00 provided the audience does not exceed 500 people on certain classes of premises including those that hold a club premises certificate.
30. However, live music can become licensable in on-licensed premises if the licensing authority removes the effect of the deregulation following a licence review ('licence review mechanism').

### **Southwark council statement of licensing policy**

31. Council assembly approved Southwark's statement of licensing policy 2011-14 on 12 October 2011. Sections of the statement that are considered to be of particular relevance to this application are:
- Section 3 which sets out the purpose and scope of the policy and reinforces the four licensing objectives.
  - Section 5 which sets out the council's approach with regard to the imposition of conditions including mandatory conditions to be attached to the licence.
  - Section 6 details other relevant council and government policies, strategies, responsibilities and guidance, including the relevant articles under the Human Rights Act 1998.
  - Section 7 provides general guidance on dealing with crime and disorder and deals with licensing hours.
  - Section 8 provides general guidance on ensuring public safety including safe capacities.
  - Section 9 provides general guidance on the prevention of nuisance.
  - Section 10 provides general guidance on the protection of children from harm.
32. The purpose of Southwark's statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.

### **Resource implications**

33. A fee of £190 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value band A.

### **Consultation**

34. Consultation has been carried out on this application in accordance with the provisions of the Licensing Act 2003. A public notice was published in a local newspaper and a similar notice exhibited outside of the premises for a period of 28 consecutive days.

### **Community impact statement**

35. Each application is required by law to be considered upon its own individual merits with all relevant matters taken into account.

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Director of Law and Democracy**

36. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.
37. The principles which sub-committee members must apply are set out below.

#### **Principles for making the determination**

38. The general principle is that applications for premises licences must be granted unless relevant representations are received. This is subject to the proviso that the applicant has complied with regulations in advertising and submitting the application.
39. Relevant representations are those which:
- Are about the likely effect of the granting of the application on the promotion of the licensing objectives
  - Are made by an responsible authority or other person
  - Have not been withdrawn
  - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious
40. If relevant representations are received then the sub-committee must have regard to them, in determining whether it is appropriate for the promotion of the licensing objectives to:
- To grant the licence subject to:
    - The conditions mentioned in section 18 (2)(a) modified to such extent as the licensing authority considers necessary for the promotion of the licensing objectives
    - Any condition which must under section 19, 20 or 21 be included in the licence.
  - To exclude from the scope of the licence any of the licensable activities to which the application relates.
  - To reject the application.

#### **Conditions**

41. The sub-committee's discretion is thus limited. It can only modify the conditions put forward by the applicant, or refuse the application, if it is appropriate to do so. Conditions must be appropriate and proportionate for the promotion of one of the four licensing objectives, and not for any other reason. Conditions must also be within the control of the licensee, and should be worded in a way which is clear, certain, consistent and enforceable.

42. The four licensing objectives are:
- The prevention of crime and disorder
  - Public safety
  - The prevention of nuisance
  - The protection of children from harm.
43. Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.
44. Conditions will not be appropriate if they duplicate a statutory position.
45. Members are also referred to the Home Office revised guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

### **Reasons**

46. If the sub-committee determines that it is appropriate and proportionate to modify the conditions, or to refuse the application for a club premises certificate, it must give reasons for its decision.

### **Hearing procedures**

47. Subject to the licensing hearing regulations, the licensing committee may determine its own procedures. Key elements of the regulations are that:
- The hearing shall take the form of a discussion led by the authority. Cross examination shall not be permitted unless the authority considered that it is required for it to consider the representations.
  - Members of the authority are free to ask any question of any party or other person appearing at the hearing.
  - The committee must allow the parties an equal maximum period of time in which to exercise their rights to:
    - Address the authority
    - If given permission by the committee, question any other party.
    - In response to a point which the authority has given notice it will require clarification, give further information in support of their application.
  - The committee shall disregard any information given by a party which is not relevant to the particular application before the committee and the licensing objectives.
  - The hearing shall be in public, although the committee may exclude the public from all or part of a hearing where it considers that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing, taking place in private.
  - In considering any representations or notice made by a party the authority may take into account documentary or other information produced by a party in

support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.

48. This matter relates to the determination of an application for a premises licence under section 17 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

### **Council's multiple roles and the role of the licensing sub-committee**

49. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.
50. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity, and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.
51. As a quasi-judicial body the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors, and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.
52. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, and working or engaged in normal activity in the area concerned.
53. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.
54. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Other persons must live in the vicinity of the premises. This will be decided on a case to case basis.
55. Under the Human Rights Act 1998 the sub-committee needs to consider the balance between the rights of the applicant and those making representations to the application when making their decision. The sub-committee has a duty under section

17 Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.

56. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the magistrates' court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

### Guidance

57. Members are required to have regard to the Department for Culture, Media and Sport guidance in carrying out the functions of licensing authority. However, guidance does not cover every possible situation, so long as the guidance has been properly and carefully understood, members may depart from it if they have reason to do so. Full reasons must be given if this is the case.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Licensing Act 2003 DCMS Guidance to the Act Secondary Regulations Southwark statement of licensing Policy Case file	Southwark Licensing, C/O Community Safety & Enforcement, 160 Tooley Street, London, SE1 2QH	Kirty Read Phone Tel: 020 7525 5748

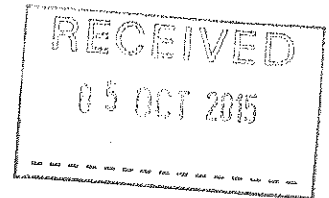
### APPENDICES

Name	Title
Appendix A	Application for a premises licence
Appendix B	Representations from the responsible authorities
Appendix C	Representations from the other persons
Appendix D	Map of the local area

### AUDIT TRAIL

<b>Lead Officer</b>	Deborah Collins, Strategic Director of Environment and Leisure	
<b>Report Author</b>	David Swaby, Principal Licensing Officer	
<b>Version</b>	Final	
<b>Dated</b>	3 November 2015	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	3 November 2015	

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



PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We JOHNSON AND CO HOSPITALITY LIMITED

*(Insert name(s) of applicant)*

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises Details

Postal address of premises or, if none, Ordnance Survey map reference or description Little Bird Gin Nights & Weekends Unit 1 Dovedale Business Centre 22A Blenheim Grove Peckham Rye			
Post town	London	Postcode	SE15 4QN
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£8800	

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

- |   |                                     |                             |
|---|-------------------------------------|-----------------------------|
| a) an individual or individuals *               | <input type="checkbox"/>            | please complete section (A) |
| b) a person other than an individual *          |                                     |                             |
| i. as a limited company                         | <input checked="" type="checkbox"/> | please complete section (B) |
| ii. as a partnership                            | <input type="checkbox"/>            | please complete section (B) |
| iii. as an unincorporated association or        | <input type="checkbox"/>            | please complete section (B) |
| iv. other (for example a statutory corporation) | <input type="checkbox"/>            | please complete section (B) |
| c) a recognised club                            | <input type="checkbox"/>            | please complete section (B) |
| d) a charity                                    | <input type="checkbox"/>            | please complete section (B) |

- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales  please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a statutory function or

a function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable)


Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/> Please tick yes	
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

## SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/> Please tick yes	
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

## (B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name JOHNSON AND CO HOSPITALITY LIMITED
Address Registered office:  BROOKSTREET DES ROCHES LLP, 25A WESTERN AVENUE MILTON PARK ABINGDON OXFORDSHIRE UNITED KINGDOM OX14 4SH  Correspondence address: 
Registered number (where applicable) 09174314
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited company

Telephone number (if any)

E-mail address (optional)

### Part 3 Operating Schedule

When do you want the premises licence to start?

DD MM YYYY  
2 0 1 0 2 0 1 5

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD MM YYYY  
[ ][ ][ ][ ][ ][ ][ ][ ][ ]

Please give a general description of the premises (please read guidance note 1)  
Daytime Café/restaurant and evening cocktail bar & diner providing late night refreshment, supply of alcohol and regulated entertainment. The premises are located across 2 arches as shown on plans deposited with the application. Each arch will be permanently laid out for licensable activities, with the ability for a temporary bar and occasional 'pop-up' restaurant to be erected when required in the enclosed front yard area.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

#### Provision of regulated entertainment

Please tick any that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)

h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

**Provision of late night refreshment** (if ticking yes, fill in box I)

**Supply of alcohol** (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

**A**

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon				Please give further details here (please read guidance note 3)	
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

## B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			State any seasonal variations for the exhibition of films (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 6)			Please give further details (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			State any seasonal variations for indoor sporting events (please read guidance note 4)
Wed			
Thur			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 5)
Fri			
Sat			
Sun			

## D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

## E

<b>Live music</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of live music take place indoors or outdoors or both - please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>Please give further details here</b> (please read guidance note 3) Occasional live music, amplified and unamplified may be played within the premises.		
Mon	10:00	22:00			
Tue	10:00	22:00	<b>State any seasonal variations for the performance of live music</b> (please read guidance note 4)		
Wed	10:00	22:00			
Thur	10:00	22:00			
Fri	10:00	22:00	<b>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat	10:00	22:00			
Sun	10:00	22:00			

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place <u>indoors or outdoors or both</u> – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	10:00	22:00	Please give further details here (please read guidance note 3) Occasional recorded music may be played within the premises.	Both	<input checked="" type="checkbox"/>
Tue	10:00	22:00			
Wed	10:00	22:00	State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Thur	10:00	22:00			
Fri	10:00	22:00	Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat	10:00	22:00			
Sun	10:00	22:00			

## G

Performances of dance			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Standard days and timings (please read guidance note 6)				Outdoors	<input type="checkbox"/>
Day	Start	Finish	Both <input type="checkbox"/>		
Mon			<b>Please give further details here</b> (please read guidance note 3)		
Tue					
Wed			<b>State any seasonal variations for the performance of dance</b> (please read guidance note 4)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					

## H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b>Will this entertainment take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b>Please give further details here</b> (please read guidance note 3)		
Wed					
Thur			<b>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</b> (please read guidance note 4)		
Fri					
Sat			<b>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<b>Please give further details here</b> (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			<b>State any seasonal variations for the provision of late night refreshment</b> (please read guidance note 4)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					

J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 6)			<b>Will the supply of alcohol be for consumption</b> – please tick (please read guidance note 7)	On the premises	<input type="checkbox"/>			
				Off the premises	<input type="checkbox"/>			
				Both	<input checked="" type="checkbox"/>			
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4)					
Mon	10:00	22:00						
Tue	10:00	22:00						
Wed	10:00	22:00						
Thur	10:00	22:00						
Fri	10:00	22:00						
Sat	10:00	22:00						
Sun	10:00	22:00						
						<b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor:

Name [REDACTED]	
Address [REDACTED] London	
Postcode	SE15 4AX
Personal licence number (if known) [REDACTED]	
Issuing licensing authority (if known) Bristol City Council	
Date of birth [REDACTED]	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	10:00	22:30	<p><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 5)</p>
Tue	10:00	22:30	
Wed	10:00	22:30	
Thur	10:00	22:30	
Fri	10:00	22:30	
Sat	10:00	22:30	
Sun	10:00	22:30	

**M** Describe the steps you intend to take to promote the four licensing objectives:

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)**

A CCTV system shall be installed at the premises and be maintained in good working order to the satisfaction of the Metropolitan Police and be continually recording at all times the premises are in use under the licence.

An incident register shall be kept at the premises documenting all refusals of sale of alcohol and any incidents at the premises involving crime and disorder or public nuisance;

~~Staff shall be trained in their responsibilities under the Licensing Act 2003 and training records shall be maintained and produced to officers of the police and licensing authority upon request.~~

Suitable notices shall be displayed requesting customers to leave the premises in a quiet and orderly manner so as not to respect the needs of residents.

Suitably experienced person(s) shall be employed at all times whilst entertainment is being provided and shall take all reasonable steps to ensure that patrons do not cause a nuisance in the vicinity of the premises.

**b) The prevention of crime and disorder**

see (a) above

**c) Public safety**

A fire risk assessment will be completed and implemented in the premises.

**d) The prevention of public nuisance**

see (a) above.

**e) The protection of children from harm**

A proof of age scheme shall operate at the premises and all staff shall be trained in its implementation. Only photographic ID, e.g. passport/driving licence, PASS approved card shall be treated as an acceptable form of ID.

**Checklist:**

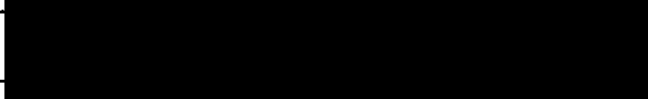
**Please tick to indicate agreement**

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.

**IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.**

**Part 4 – Signatures** (please read guidance note 10)

**Signature of applicant or applicant's solicitor or other duly authorised agent** (see guidance note 11). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	21 <sup>st</sup> September 2015
Capacity	Solicitors on behalf of the applicant

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant's solicitor or other authorised agent** (please read guidance note 12). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)

Post town	Worcester	Postcode	WR1 2JG
Telephone number (if any)	[REDACTED]		

If you would prefer us to correspond with you by e-mail, your e-mail address (optional)

### Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, each of the applicant or their respective agent must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

## MEMO: Licensing Unit

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<b>To</b>	Licensing Unit	<b>Date</b>	20 October 2015	
<b>Copies</b>				
<b>From</b>	Jayne Tear	<b>Telephone</b>	020 7525 0396	<b>Fax</b> 020 7525 5705
<b>Email</b>	Jayne.tear@southwark.gov.uk			

---

**Subject** Re: Nights & Weekends, Unit 1 Dovedale Business Centre, 22A

Blenheim Grove, London SE15 4QN. Application for a premises Licence.

I write with regards to the above application submitted under the licensing act 2003 for a premises licence.

The application seeks the follows licensable activities:

- Live Music and Recorded Music (on and off the premises) on Monday to Friday from 10:00 to 00:00, Saturday from 10:00 to 01:00 and on Sunday from 10:00 to 23:00
- Late night Refreshment (on and off the premises) on Monday to Friday from 23:00 to 00:00, Saturday from 23:00 to 01:00
- Supply of Alcohol (on and off the premises) on Monday to Friday from 10:00 to 00:00, Saturday from 10:00 to 01:00 and on Sunday from 10:00 to 23:00
- The proposed opening hours will be on Monday to Friday from 10:00 to 00:30, Saturday from 10:00 to 01:30 and on Sunday from 10:00 to 23

I am aware that on 3 November 2014 the Council's Licensing Committee considered the Partnership Analysis of Alcohol Related Violence Etc. for Southwark 2013 and decided upon the basis of this, that the council's current cumulative impact policy for the Peckham area remained appropriate and necessary. This policy has the effect of introducing a rebuttable presumption to refuse applications for new / extended licenses within the specified area where representations are raised that an application potentially adds to the concerns that gave rise to this policy decision. This premises falls within the boundaries of the policy area. It is my opinion that, in the form presented, this application has the potential to add to the concerns raised within the analysis over high local levels of alcohol related violence / crime and disorder and / or London Ambulance Service call-outs.

The late operation of the premises and of people leaving the premises late a night would impact upon local residents living nearby and in the surrounding streets. The management would have no control of patrons that have left the premises if it were allowed to open later and the possible impact of any rowdy and anti-social behavior or crime and disorder.

Given this I would wish to make a representation under the prevention of crime and disorder and public nuisance licensing objectives. It should be for the applicant to

demonstrate to the licensing committee that he has adequately addressed the concerns raised by the partnership analysis and that the premises is capable of being operated in the manner intended without adding further impact upon the local community.

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

**Chief executive's department**

Planning division  
5th floor, hub 2  
PO Box 64529  
LONDON SE1P 5LX

EH & TS Licensing Unit  
Hub 2 3rd Floor Tooley Street

X

**Your Ref:** 849909  
**Our Ref:** 15-CE-01015  
**Contact:** Gavin Blackburn  
**Telephone:** 020 7525 7007  
**Fax:** 020 3357 3101  
**E-Mail:** [planning.enquiries@southwark.gov.uk](mailto:planning.enquiries@southwark.gov.uk)  
**Web Site:** <http://www.southwark.gov.uk>

**Date:** 13/10/2015

Dear Sir/Madam

**Premises Licensing re:**

UNIT 6, DOVEDALE BUSINESS CENTRE, 22A BLENHEIM GROVE, LONDON, SE15 4QN

**Summary description:** New premises lic

**Date Received:** 06/10/2015

No planning permission for the proposed bar restaurant has been identified. Planning permission will be required for it to operate lawfully.

The premises is in a licensing saturation zone. At present there are 7 licenced premises within a 100 metre run of Blenheim Grove. If granted permission this premises would be the eighth licenced premises in a small area. It is acknowledged that this site is within a railway arch and will tend to focus activity in an area of land, between railway viaducts. Nevertheless it is accessed from Blenheim Grove a side street off of Rye Lane. Blenheim Grove has residential premises along it on the southern side. The site is close to the railway station and evening uses can be expected in Peckham town centre. It is considered through that a concentration of evening uses in or accessed from a side street can cumulatively have a harmful environmental effect and constitute a nuisance. It is understood that it is to counter such a cumulative effect that the licensing saturation zone was established. This application appears to go against the aims of that policy as it increases the concentration of licenced premises on a road that already has a high concentration of such uses. It appears therefore to run counter to the licensing objective of preventing nuisance and is objected to.

It would assist this application if the impact of persons coming and going to the premises was known and assessed in relation to the number of persons already using Blenheim Grove particularly in the evening. No details as to how the dispersal of patrons is to be managed have been provided.

Yours faithfully

Gavin Blackburn

Senior Enforcement Officer



Dr Ruth Wallis FFPH  
Director of Public Health  
Lambeth and Southwark Public Health  
1st Floor, Hub 2 160 Tooley Street  
LONDON SE1 2QH

Licensing Unit  
Hub 2, Floor 3,  
160 Tooley Street,  
LONDON SE1 2QH

5 October 2015

To whom it may concern:

**Re: Nights & Weekends, Unit 1 Dovedale Business Centre, 22A Blenheim Grove, London SE15 4QN**

As Director of Public Health for Southwark (a responsible authority under the Licensing Act 2003) I wish to make representation in respect of the above.

The representation is made in respect of the following licensing objective(s):

- The prevention of crime and disorder
- Public safety
- Prevention of public nuisance
- The protection of children from harm

### **General Comments**

I am concerned about the addition of a further licenced venue within a Cumulative Impact Zone (CIZ). Furthermore, I am concerned about the implications for the safety of patrons given the siting of the venue in railway arches amidst predominantly industrial and commercial premises and potentially between two elevated railway tracks. The latter is based on the assumption that the entrance to the venue requires access to the area between the elevated railways.

I also note the apparent lack of a WC for patrons, as well as lack of clarity on the likely frequency of ad hoc 'pop-up' venues given the potential for both public nuisance and crime and disorder.

### **Recommendation**

I would seek clarification on precautions made by the prospective licensee on the safeguards for ensuring safe and secure ingress and egress of patrons from the street (if the venue is between the railway arches).



I would also seek clarification on: the measures to be taken to limit noise after 2200hrs given the proximity to residential accommodations; and that food will be available for the duration that the venue operates.

To protect children from harm, I would be reassured if the 'Challenge 25' arrangement were explicitly included within the conditions.

If you have any further questions, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Ruth Wallis".

Dr Ruth Wallis BM FFPH  
Director of Public Health - Lambeth and Southwark

**TRADING STANDARDS REPRESENTATION**

**From:** [Jerrom, Charlie](#) on behalf of [Regen, Licensing](#)  
**To:** [Swaby, David](#)  
**Subject:** FW: Application - Nights and Weekends 22a Blenheim Grove SE15 4QN  
**Date:** 30 September 2015 14:03:14

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FYI

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**From:** Masini, Bill  
**Sent:** Wednesday, September 30, 2015 2:01 PM  
**To:** Regen, Licensing  
**Cc:** Tear, Jayne  
**Subject:** Application - Nights and Weekends 22a Blenheim Grove SE15 4QN

Please note that the London Borough of Southwark's Trading Standards Service, as a responsible authority under the Licensing Act 2003, wish to make representations to the premises licence application made for Nights and Weekends at Unit 6 Dovedale Business Centre 22a Blenheim Grove SE15 4QN.

The representations are based on the licensing objective for protection of children from harm with regard to underage sales of alcohol.

The Licensing Act 2003 (Mandatory Licensing Conditions) Order 2010 requires an age verification policy as part of the operation of the premises. The application has mentioned anything about a proof of age scheme under "the protection of children from harm" heading, Trading Standards would welcome more detail and so requests the following wording to be on the conditions of this licence:

1. The premises shall operate an agecheck 'Challenge 25' policy whereby customers purchasing alcohol who look or appear to be under 25 years of age will be asked for an approved form of proof of age to verify their age. Approved forms shall include a driving licence, passport or a PASS approved proof of age card such as the Proof of Age London (PAL) card.
2. All staff involved in the sale of alcohol shall attend be trained. This training shall include training in the agecheck 'Challenge 25' policy. A record of their training, including the dates that each member of staff is trained, shall be available for inspection at the premises on request by the Council's authorised officers or the Police.
3. Agecheck or 'Challenge 25' signage shall be displayed at entrances to the premises, areas where alcohol is displayed for sale and at points of sale to inform customers that an agecheck 'Challenge 25' policy applies and proof of age may be required
4. A register of refused sales of alcohol and if applicable, cigarette sales which is clearly marked with details of the premises, address and name of licence holder shall be maintained in order to demonstrate effective operation of the policy. The register shall be available for inspection at the premises on request by the Council's authorised officers or the Police.

Further details and guidance on age verification policies can be found at [www.southwark.gov.uk/ageverification](http://www.southwark.gov.uk/ageverification).

**Bill Masini - Trading Standards Officer**

Southwark Council Trading Standards | Community Safety & Enforcement

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

Direct line 020 7525 2629 | Fax 020 7525 5735 | Call Centre 020 7525 2000

Visit our web pages [www.southwark.gov.uk/TradingStandards](http://www.southwark.gov.uk/TradingStandards)

Need clear practical consumer advice? Visit Consumer Direct at [www.direct.gov.uk/consumer](http://www.direct.gov.uk/consumer)

**HEALTH & SAFETY REPRESENTATION (CONCILIATED)**

**From:** [Regen, Licensing](#)  
**To:** [Swaby, David](#); [McArthur, Wesley](#)  
**Subject:** FW: Johnson and Co Limited, unit 1, 22a Blenheim Grove SE15 4QN  
**Date:** 14 October 2015 10:11:31

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**From:** Chowdhury, Farhad  
**Sent:** Wednesday, October 14, 2015 10:11 AM  
**To:** 'Heath Thomas'  
**Cc:** Tear, Jayne; Regen, Licensing; Franklin, David  
**Subject:** RE: Johnson and Co Limited, unit 1, 22a Blenheim Grove SE15 4QN

Hi Heath,

As long as you agree for these 8 conditions to be put on your licence, I am happy to withdraw my representation.

1. **A comprehensive risk assessments to be done by a competent person. All findings of the risk assessments shall be made available to the Licensing Authority, the Police and London Fire and Emergency Planning Authority on request;**
2. **A comprehensive dispersal policy shall be produced, maintained and updated and all staff to be trained and made aware of any changes. A copy of the dispersal policy shall be made available to the Council or Police on request.**
3. **The Premises Licence holder shall arrange an NICEIC approved electrical inspection report of the premises, and portable appliances testing for all portable electrical appliances. Records are to be retained and produced to the Licensing Authority on request.**
4. **The Premises Licence holder shall prepare an evacuation plan detailing the steps to be taken should all or any part of the premises need to be evacuated. The evacuation procedure shall be in writing and made available to the Council, Police or Fire officers on request.**
5. **All staff shall be trained in evacuation procedures including evacuation of wheelchair users and this shall be documented and provided to the Licensing Authority on request.**
6. **The maximum capacity of the premises shall be determined by the fire risk assessment to be conducted and implemented in the premises prior to operation of the premises licence.**
7. **The number and type of Fire Fighting Equipment in the premises shall be determined by the fire risk assessment which will be conducted and implemented in the premises prior to operation of the premises licence.**
8. **Two additional portable WC's will be provided in the premises under contract from a reputable provider. This will include a service agreement.**

Kind regards,

**Farhad Chowdhury**

**Principal Enforcement Officer | Southwark Council | Environment & Leisure Services |  
Environmental Health and Trading Standards Department(Health and Safety & Food Safety)**

**Postal Address:**

Health and Safety Team | 3rd Floor, Hub 2 | PO Box 64529 | London | SE1P 5LX

**Visitor's Address:**

160 Tooley Street | London | SE1 2QH

 Tel: 020 7525 0398

 Admin Tel: 020 7525 4261

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

E-mail: [farhad.chowdhury@southwark.gov.uk](mailto:farhad.chowdhury@southwark.gov.uk)



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**From:** Heath Thomas [<mailto:HThomas@hcrlaw.com>]

**Sent:** Wednesday, October 14, 2015 10:04 AM

**To:** Chowdhury, Farhad

**Subject:** RE: Johnson and Co Limited, unit 1, 22a Blenheim Grove SE15 4QN

Dear Farhad,

Thank you for your reply.

Please confirm that subject to the following conditions your representation will be withdrawn:

1. A comprehensive risk assessments to be done by a competent person. All findings of the risk assessments shall be made available to the Licensing Authority, the Police and London Fire and Emergency Planning Authority on request;
2. A comprehensive dispersal policy shall be produced, maintained and updated and all staff to be trained and made aware of any changes. A copy of the dispersal policy shall be made available to the Council or Police on request.
3. The Premises Licence holder shall arrange an NICEIC approved electrical inspection report of the premises, and portable appliances testing for all portable electrical appliances. Records are to be retained and produced to the Licensing Authority on request.
4. The Premises Licence holder shall prepare an evacuation plan detailing the steps to be taken should all or any part of the premises need to be evacuated. The evacuation procedure shall be in writing and made available to the Council, Police or Fire officers on request.
5. All staff shall be trained in evacuation procedures including evacuation of wheelchair users and this shall be documented and provided to the Licensing Authority on request.
6. The maximum capacity of the premises shall be determined by the fire risk assessment to be conducted and implemented in the premises prior to operation of the premises licence.
7. The number and type of Fire Fighting Equipment in the premises shall be determined by the fire risk assessment which will be conducted and implemented in the premises prior to operation of the premises licence.
8. Two additional portable WC's will be provided in the premises under contract from a reputable provider. This will include a service agreement.

Kind regards

Heath

**Heath Thomas**  
**Partner**  
**Licensing & Regulatory Team**

For and on behalf of



Harrison Clark Rickerbys Ltd, 5 Deansway, Worcester WR1 2JG

Direct Dial: +44 (0)1905 744812

Fax: +44 (0) 1905 744874

Mobile: +44 (0) 7966 492929

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**From:** Chowdhury, Farhad [<mailto:Farhad.Chowdhury@southwark.gov.uk>]  
**Sent:** 14 October 2015 09:17  
**To:** Heath Thomas <[HThomas@hcrlaw.com](mailto:HThomas@hcrlaw.com)>  
**Cc:** Tear, Jayne <[Jayne.Tear@SOUTHWARK.GOV.UK](mailto:Jayne.Tear@SOUTHWARK.GOV.UK)>; Franklin, David <[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)>  
**Subject:** RE: Johnson and Co Limited, unit 1, 22a Blenheim Grove SE15 4QN

Dear Heath,

Thank you for your email, I have visited the site yesterday and met Mr Muzaffer I can confirm that you would need at least 2 portaloo in the front yard, I would advise you to seek consent from Network rail and the relevant authority to have them outside.

I am happy that you agree for items (1-5) to go as conditions on the licence, also I would like item ( 9,11,13) to be conditions as well.

Kind regards,

**Farhad Chowdhury**

**Principal Enforcement Officer | Southwark Council | Environment & Leisure Services | Environmental Health and Trading Standards Department**(Health and Safety & Food Safety)

**Postal Address:**

Health and Safety Team | 3rd Floor, Hub 2 | PO Box 64529 | London | SE1P 5LX

**Visitor's Address:**


160 Tooley Street | London | SE1 2QH

 Tel: 020 7525 0398

 Admin Tel: 020 7525 4261

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

E-mail: [farhad.chowdhury@southwark.gov.uk](mailto:farhad.chowdhury@southwark.gov.uk)

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**From:** Heath Thomas [<mailto:HThomas@hcrlaw.com>]

**Sent:** Tuesday, October 13, 2015 1:12 PM

**To:** Chowdhury, Farhad

**Subject:** RE: Johnson and Co Limited, unit 1, 22a Blenheim Grove SE15 4QN

Dear Farhad,

Thank you for taking the time to meet with my client this morning.

In your representation, you raise the following matters, to which I have attached comments. Once you have considered these, please can you contact me to confirm whether your concerns are addressed:

1. A comprehensive risk assessments to be done by a competent person. All findings of the risk assessments shall be made available to this authority or the Police and London Fire and Emergency Planning Authority. [My client is content for this to be a condition of the premises licence.](#)
2. A comprehensive dispersal policy needs to be produced, maintained and updated and all staff needs to be trained and made aware of any changes, a copy of the dispersal policy shall be made available to the Council or Police on request. [My client is content for this to be a condition of the premises licence.](#)
3. Provide an NICEIC approved electrical inspection report of the premises, and a portable appliances testing records for all portable electrical appliances. [My client is content for this to be a condition of the premises licence.](#)
4. An evacuation plan shall be provided in regards to the premises and shall detail steps to be taken should all or any part of the premises need to be evacuated. The evacuation procedure needs to be in writing and made available to the Council, Police or Fire officers on request. [This will form part of the fire risk assessment which will be conducted and implemented at the premises prior to the operation of the premises licence. My client is content for this to be a condition of the premises licence.](#)
5. All premises staff need to be trained in evacuation procedures including wheelchair users and this needs to be documented. Provide details of training undertaken by staff. [This will form](#)

part of the implementation of the fire risk assessment which will be conducted at the premises. My client is content for this to be a condition of the premises licence.

6. All equipment, devices and systems used in the premises shall be maintained in good state of repair and effective working order. Please provide details of your maintenance regime. All equipment, devices and systems will be maintained in accordance with the manufacturers guidelines.
7. In the event of failure of main lighting explain how you would allow patrons to leave the premises in a safe manner. Will there be emergency lighting in all areas, how will customers be managed during power failures. Battery powered emergency lighting will be installed in the premises. Customers will be managed in the premises in accordance with the evacuation plan which would be in place (see 4 above).
8. All gas appliances and installations to be used on the premises must be inspected and tested by a competent person who must be a GAS SAFE registered engineer. There is no gas in the premises. Should that position change, the applicant will ensure that all gas appliances and installations used on the premises are inspected and tested by a competent person who must be a GAS SAFE registered engineer.
9. Explain what the maximum capacity of the premises is as it does not state in the application form. The maximum capacity will be determined by the fire risk assessment to be conducted and implemented in the premises prior to operation of the premises licence. We anticipate that this will not exceed 240 persons (60 persons in each arch and no more than 120 in the external area).
10. Explain how you will control overcrowding within the premises. Management control and supervision of customers will control overcrowding in the premises. There will also be waiter/waitress service which will afford greater supervision in the premises.
11. Explain how many Fire Fighting Equipment you have within the premises. This information will form part of the fire risk assessment which will be conducted and implemented in the premises prior to operation of the premises licence. At the very least there will be wet and dry fire extinguishers located in each arch, in addition to Fire Blankets in the cooking area.
12. Provide adequate method of heating and ventilation within the premises. Heating will be provided using blower heaters on hire from a reputable commercial hire provider. Risk assessments will be in place regarding the use of such equipment and manufacturers operating instructions will be followed. The premises will have natural ventilation and the arch shutters will remain open whilst the premises are in use by members of the public.
13. There is inadequate number of WC's in the premises, there is no customer WC's in the plan that has been provided. Provide suitable and sufficient WC's within the premises with a supply of hot and cold running water to the wash hand basin. Additional portable WC's will be provided in the premises under contract from a reputable provider. This will include a service agreement. Please see the attached plan for proposed location.

I look forward to hearing from you in respect of the above.

Regards

Heath

**Heath Thomas**  
**Partner**  
**Licensing & Regulatory Team**

**For and on behalf of**



Harrison Clark Rickerbys Ltd, 5 Deansway, Worcester WR1 2JG

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**PARTY 1****APPENDIX C**

From: [REDACTED]

Sent: Friday, October 02, 2015 10:21 AM

To: Regen, Licensing

Subject: Licence opposition 849809

[REDACTED]

[REDACTED] Alys Court

[REDACTED] Blenheim Grove

London

SE15 4QS

2 October 2015

To whom it may concern,

I would like to oppose the following application (849809).

I live in the property directly adjacent to the entrance to the Dovedale business centre (where the new bar will be located), and I believe the development will bring an unacceptable amount of late night noise and anti social behaviour to an otherwise quiet residential area during the evening.

Currently on Blenheim Grove all of the restaurants and bars are all located towards the Rye Lane end of the road, but the site of the proposed bar is right at the other end of the road at the residential

end.

The licence includes provision for outside music and the sale of alcohol on and off the property until 1am on Friday and Saturday, and midnight on Sunday - this will encourage a massive amount of noise to the area which is unacceptable at this time of the day.

Drawing comparisons to the Bar Story and Peckham Springs bars located towards Rye Lane, the weekend especially sees a large amount of people congregating along the streets and sitting on the walls of the adjacent properties drinking alcohol, and leaving cans and glass all long the street. The amount of noise just generated from these bars is already unacceptable, creating a loud roar of voices and music permeating into the surrounding residential streets. I feel that adding a bar further towards the residential area will make this situation far worse, and I think we will see a mirroring of the situation outside Bar Story - with people congregating outside our property and making noise until the early hours.

I would strongly suggest limiting the locations of bars in the area to the Rye Lane end of the road, around the existing Bar Story area and behind the arches in this location only.

<http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=849809>

Yours sincerely,



**PARTY 2**

From: [REDACTED]

Sent: Monday, October 19, 2015 3:19 PM

To: Regen, Licensing

Subject: Licensing Register - Applications for Premises Licence

Number: 849809

**OBJECTION**

I would like to register my objection to the grant of a premises license at Nights & Weekends, Unit 1 Dovedale Business Centre 22a Unit 1, Dovedale Business Centre, Blenheim Grove, SE15 4QN.

I live on Blenheim Grove [REDACTED] and believe that a license grant would create unnecessary nuisance to the local residents. There is already considerable noise, litter, broken glass, and drunken behaviour - including public urination - from visitors to the bars at the east end of Blenheim Grove, predominantly on Friday nights and at the weekend. Establishing a licensed premises at this location further along the street would serve to pull in more people and extend the nuisance further into our residential area.

Best regards

[REDACTED]

[REDACTED] Blenheim Grove

London

SE15 4QS

**PARTY 3**

From: [REDACTED]

Sent: Tuesday, October 06, 2015 3:00 PM

To: Regen, Licensing

Subject: Objection to Licence number 849809

Date: 06 October 2015

I write to object to the licence being applied for, number 849809, for music and alcohol sale in Blenheim Grove, SE15 4QN, on the grounds of the nuisance from noise both when the premises will be open to the public, and afterwards, when the customers leave after midnight.

I own a flat [REDACTED] premises, address as follows:

[REDACTED] Alys Court

[REDACTED] Blenheim Grove

London SE15 4QS

There is already more noise in the evenings at the weekends due to another bar opening at the end of the street, next to the High Street.

This would be an additional nuisance, especially with the time the music will be allowed to play until, especially during the week days.

This is a residential area, with people who need to get up early to get to work every day.

Thanks

**PARTY 4**

From: [REDACTED]

Sent: Sunday, October 04, 2015 6:34 PM

To: Regen, Licensing

Subject: Lodging an objection

04/10/15

Dear Sir/ Madam,

I am writing to object to the granting of license number 849809, to Johnson and Co. Hospitality Ltd.

under the grounds of 1.prevention of (crime and) disorder

An Outdoor music venue combined with late alcohol license would lead to too much noise, nuisance and disorder in this residential road. The closing times asked for are unreasonably late..... 11pm on Sunday and midnight from Monday to Thursday. When people have to get up for work the next day? How inconsiderate! When a bar closes, the noise and people takes upto an hour to disperse, unfair on local residents. So venues must close 1 or 2 hours earlier please. Drunken people from other bars have already damaged our wall, left broken glass around, wheeled wheelie bins away. Larger drunken crowds can lead to more severe vandalism.

As we already have to put up with noise from other bars/ late venues like in Bussey building , loud drunk people loitering on way home down Blenheim Grove, we don't want and can't take more of that.

The proposed entrance to proposed new venue is right opposite Alys Court. As experience shows, lots more people would be creating a nuisance literally right on our door stop.

We have enough venues turning what was once a pleasant residential road into a noisy drunken playground. Not enough consideration has been given to residents who have lived here for many years, before Peckham got trendy and gentrified. We've paid council tax as residents for years, including to clear up the mess left on our road after bars closed, so please listen to our objections.

Lastly, there are laws to protect residents against late noise and nuisance from venues, such as we already have.

Have buyers of new houses being built at Bellenden Road end of Blenheim Grove been warned of this license application? I doubt they would be pleased. If this license is granted, you will also be devaluing properties on this road. If council give this license the go ahead, what will our compensation be?

Regards,

██████████

██████ Alys Court,

██████ Blenheim Grove,

Peckham,

London. SE15 4QS.

Sent from my iPhone

**PARTY 5**

From: [REDACTED]

Sent: Monday, September 28, 2015 10:24 PM

To: Regen, Licensing

Subject: Objection to license application, number 849809

Objection to license application, number 849809 (Nights & Weekends, Unit 1 Dovetail Business Centre, 22A Unit 6, Dovedale Business Centre, Blenheim Grove SE15 4QN).

Dear Sir / Madam

I would like to object to the licence application above.

We live at [REDACTED] Blenheim Grove and the site for the application is just the other side of the railway [REDACTED]. There would inevitably be a lot of noise resulting from this application which would cause disturbance to us and our neighbours. Whilst we support some evening economy in this area there has surely to be a limit to the number of licensed premises permitted in a residential area.

Additionally, I am concerned about how this licence application was "advertised". The notice was hung on the railings outside the Unit, but this is somewhere which is set back from Blenheim Grove and is not somewhere we would ever go. Yet it is just the other side of the railway track and noise there would directly affect us. Surely the notice needs to be placed where the people who will be affected by it

can see it. It only came to our attention as our neighbours discovered it whilst on the Council website looking at another licence application for arch 221 (849629)

Yours faithfully

██████████

██████ Blenheim Grove

London SE15 4QS

## PARTY 6

[REDACTED] Alys Court  
[REDACTED] Blenheim Grove  
London  
SE15 4QS

30<sup>th</sup> September 2015

Re: Licence Application 849809

Dear Sir/Madam,

I would like to put forward my strong objection to the application to open a club at Unit 1 Dovedale Business Centre, SE15 4QN.

My objection relates to the fact that the bars that are there already are sufficient for the area. The spill out from the current establishments cause a lot of disruption to the local residents when they are heading to or from the premises.

The fact that they are alcohol fuelled and frequently shouting at the tops of their lungs as well as fighting in front of our premises, I feel that everything is getting out of control. The main police station in Peckham is no longer operational in the evenings and there are no regular patrols of law enforcement to keep the peace in the area, so I feel rather threatened by the prospect of having a club nearby.

The bars that are there already cause a lot of noise by playing music loudly well into the early hours at the weekends, this would be unbearable if it were to be every evening/night.

I hope you accept my application and help to keep our area safe and a pleasant one.

Thank you and kind regards

[REDACTED]

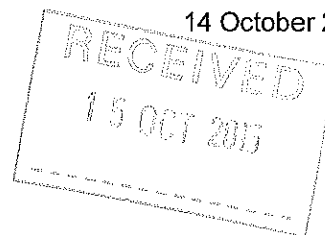
[REDACTED]

[REDACTED]

**PARTY 7**

Rosetree House  
 Blenheim Grove  
 London  
 SE15 4QS

14 October 2015



The Licensing Service  
 c/o Southwark Environmental Health & Trading Standards  
 3<sup>rd</sup> Floor, Hub 2  
 160 Tooley Street  
 London  
 SE1 5LX

Dear Sirs

**Application No. 849809 – Nights & Weekends, Unit 1, Dovedale Business Centre, 22a Unit 1, Dovedale Business Centre, Blenheim Grove SE15 4QN**

I am [REDACTED] of the local residents' association, Rye Lane West Residents Association, and as a resident of Blenheim Grove with regard to the license application from the above to supply alcohol on/off sales, indoor/outdoor recorded/live music from the above premises from 10.00 – 22.30 on Monday-Sundays. Several residents in Blenheim Grove have approached me regarding this application with concerns regarding "loss of amenity", i.e. the right to peace and quiet.

I would like to point out to you my/our concerns regarding this application:-

1. Unit 1, Dovedale Business Centre is situated between the railway lines of Peckham Rye Station behind the archways facing onto Blenheim Grove, immediately opposite my home. Residents have noted in the past, when illegal parties have been held in this area, that because of the situation of these archways and the surrounding area, noise is amplified to an extent that it feels like it is inside our houses on Blenheim Grove and Holly Grove. It would not be acceptable to us to allow noisy music to be played at all in this area.
2. There is only one way in and out of these premises which would mean party goers spilling out onto Blenheim Grove, making noise (which is inevitable when they have had a few alcoholic drinks). Experience tells us that if this application is successful, we can expect fights, vomiting, shouting and general unsociable behaviour. This is not said lightly, we already experience this from other local bars.
3. No other premises/archway in Dovedale Business Centre or on Blenheim Grove is allowed to amplify live/recorded music outside their premises (or inside with the doors open). This has been stipulated by Southwark Council Planning Department when planning applications have been made in the past, to protect residents living close by.
4. We are also appealing against the sale of off/on site alcohol. Where exactly would customers buying off sales of alcohol, park their cars? Access would be via Blenheim Grove which is already very congested and a bus route. There is really no need for off licence sales in this area which would again cause residents a loss of amenity with regard to the right to peace and quiet.
5. There is already a bar in the area in question, Peckham Springs/Sassoon Gallery. The area where this is situated between the railway lines (within 25 feet of Unit 1) can be very congested with customers standing around drinking. Another bar in the same area would, in my opinion, be over-crowding and dangerous if an emergency evacuation was required.

In summary, we are asking you to protect residents from yet another bar causing chaos, noise and disruption to residents, unsociable behaviour (i.e. vomiting and urinating on the street), in Blenheim Grove.

We are entitled to amenities including being able to safely walk down Blenheim Grove and not have to negotiate drunks urinating between our cars and generally making a nuisance of themselves.


I trust you will take my comments into account when considering this application.

Yours faithfully



Rye Lane West Community Association

**PARTY 8**

  
Churchill Court  
Blenheim Grove  
London  
SE154TP

Objection to License Application 849809

Dear Sir or Madam

I would like to object to the License Application 849809 from JOHNSON & CO HOSPITALITY LTD on the grounds that it will add to the cumulative negative effect on licensing objectives 'Prevention of Public Nuisance', 'Public Safety' and 'Prevention of Crime and Disorder'.

If this application is successful it will negatively affect living conditions here in Blenheim Grove. The proposed license is not in keeping with other licenses at premises such as Brick Brewery, Bar Story and Peckham Springs, which will open the door to those venues seeking later licenses. Patrons from these venues often congregate around the church to the west of Churchill Court and in front of our dwellings after closing time, this is tolerable up until midnight but the proposed closing times of this venue goes beyond that and will cause nuisance to myself and the other residents living in the vicinity.

It is also noted that this proposed application falls within a saturation zone and the expectation is not to grant.

Yours sincerely,



Dated: 29/09/2015

**PARTY 9**

Dear Sir or Madam,

Objection to license application, number 849809 (Nights & Weekends, Unit 1 Dovetail Business Centre, 22A Unit 6, Dovedale Business Centre, Blenheim Grove SE15 4QN).

I am writing to you to strongly object to the above license application.

I live on Blenheim Grove and for the main part, this is a quiet residential street, mainly occupied by families with children. There are a number of bars and restaurants already located at the Rye Lane end of Blenheim Grove. Some, such as Bar Story and Peckham Springs, do occasionally cause nuisance with late night music and drunk customers spilling out onto the street at closing time. The noise has on occasion, particularly on Friday and Saturday nights, woken myself, my partner and our children. The sound of outside music played within the arches along with the noise of the drinkers themselves seems to reverberate off the brick of the railway arches, and travel loud and clear to the houses on our street.

To add yet another late night bar to the street - one which will serve mainly alcohol, and which will play live or recorded music - would cause additional nuisance and disorder to the road and immense upset to the residents and families that live here. There has to be a limit, surely, to the number of bars selling alcohol and playing music on one residential road.

I urge you to reject this license.

Your sincerely,

[REDACTED]

[REDACTED] Blenheim Grove

Lodon SE15 4QS

[REDACTED]

[REDACTED]

--

[REDACTED]

Product Manager

[REDACTED]

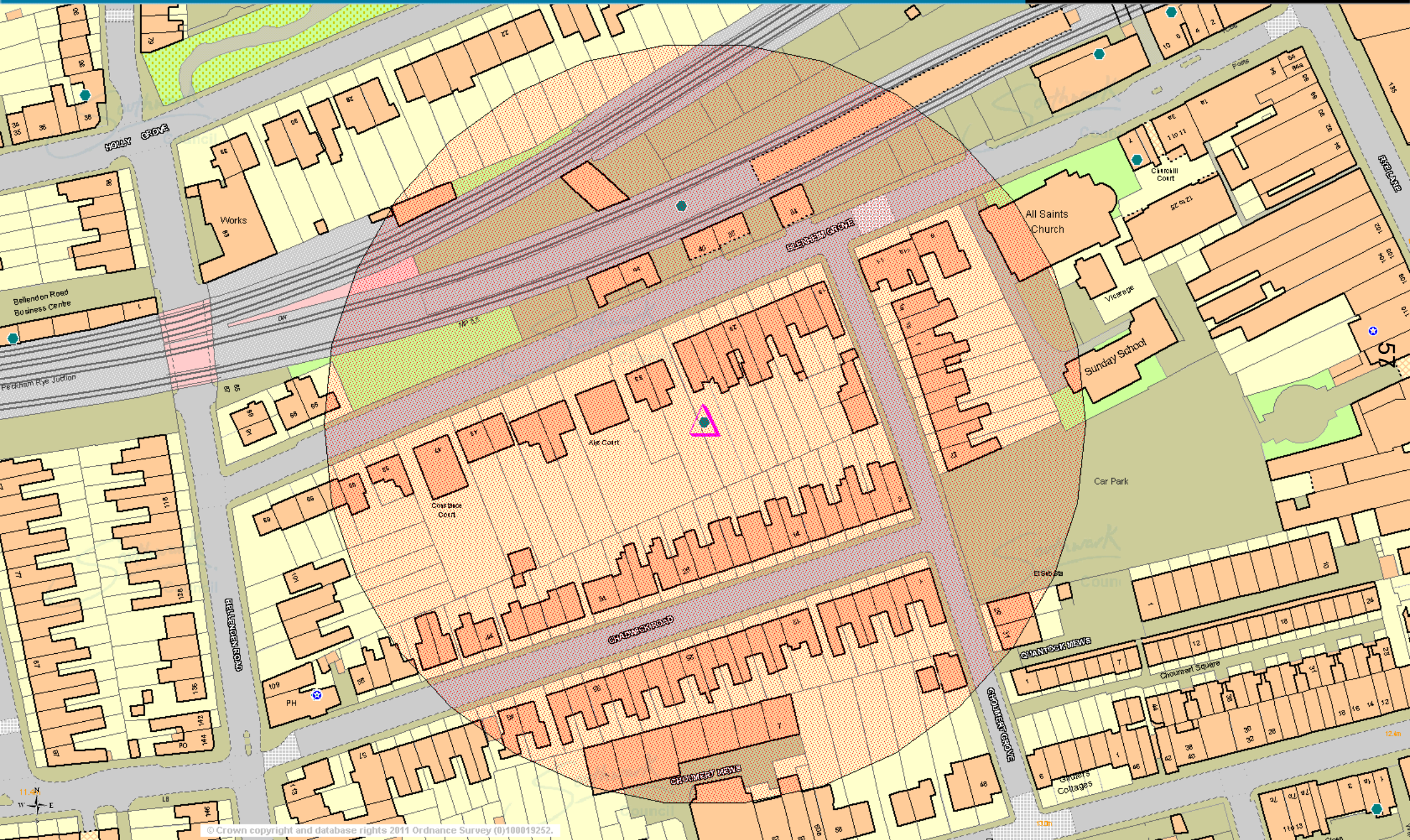
[REDACTED]

[REDACTED]

[REDACTED]

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Date 29/10/2015



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