

Licensing Sub-Committee

Tuesday 26 July 2016

10.00 am

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

Membership

Councillor Renata Hamvas
Councillor Sunil Chopra
Councillor Lorraine Lauder MBE (Chair)

Reserves

Councillor Sunny Lambe

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

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Contact

Andrew Weir on 020 7525 7222 or email: andrew.weir@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 18 July 2016



Licensing Sub-Committee

Tuesday 26 July 2016
10.00 am

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

Order of Business

Item No.	Title	Page No.
	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: BLUE FIN BUILDING, 110 SOUTHWARK STREET, LONDON SE1 0SU	1 - 50
6.	LICENSING ACT 2003: COLAB THEATRE, BASEMENT TO FIRST FLOORS, 74 - 84 LONG LANE, LONDON SE1 4AU	51 - 88

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

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: 18 July 2016

Item No. 5.	Classification: Open	Date: 26 July 2016	Meeting Name: Licensing Sub-Committee
Report title:		Licensing Act 2003: Blue Fin Building, 110 Southwark Street, London SE1 0SU	
Ward(s) or groups affected:		Cathedrals	
From:		Strategic Director of Environment and Leisure	

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Blue Fin Property Management (UK) Ltd for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Blue Fin Building, 110 Southwark Street, London SE1 0SU.
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 responsible authorities and is therefore referred to the sub-committee for determination.
 - b) Paragraphs 12 to 15 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 17 of this report deals with the representations received to the premises licence application and conciliations progress made. Copies of the relevant representations from other persons are attached as Appendices C & D.
 - d) Paragraph 20 deals with licensed premises within a 100 metre radius of the premises. A map of the area is attached as Appendix E.
 - 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 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

Premises history

8. The premises has an existing licence number 845861. A licence was first issued to the premises 2008 when under previous management. There have been no complaints received by the licensing team. There have been five temporary event notices (TENS) submitted for this address since May 2016 for the sale of alcohol on the 10th floor east terrace with the latest operating time till 21:00.

The current licence

9. The current licence in respect of the premises was transferred to Blue Fin Management (UK) Ltd on 11 May 2016. The licence permits the following licensable activities:
 - Late night refreshment (indoors)
Monday to Sunday from 23:00 to 00:00
 - Sale and supply of alcohol (on/off premises)
Monday to Sunday from 11:00 to 00:00
 - Operating hours of premises
Monday to Sunday - 24 hours.

10. The current premises licence is attached as Appendix B to the report.

11. The intention is to surrender the licence on grant of this application.

The premises licence application

12. On 1 June 2016, Blue Fin Property Management (UK) Ltd applied to this council for the grant of a new premises licence in respect of the premises known as Blue Fin Building, 110 Southwark Street, London SE1 0SU. The premises is described as offices and all licensable activities will be ancillary to this. It will not be generally open to the public.
13. There is no additional increase in hours from the existing licence. The purpose of the application is to enable greater flexibility within the property for occasional client hospitality by facilitating licensable activities in additional areas.
 - Late night refreshment (indoors)
Monday to Sunday from 23:00 to 00:00
 - Sale and supply of alcohol (on/off premises)
Monday to Sunday from 11:00 to 00:00
 - Operating hours of premises
Monday to Sunday - 24 hours.
14. The premises licence application form provides the applicant operating schedule. Parts I, 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

15. The proposed designated premises supervisor Lynne Christie Deutsch who has a personal licence issued by Tower Hamlets Council.

Representations from responsible authorities

16. There are no representations from responsible authorities.

Representation from other persons

17. There is one representation from one other person. Their concern relates to noise and anti-social behaviour from the numerous businesses that already impact on the area and request that any more licensed premises will only exacerbate the situation.
18. A copy of the representation is attached as Appendix C.

Conciliation

19. The representations were forwarded to the applicant. The applicant has responded by submitting a statement, this has been circulated and awaiting the response from the other person, therefore the issues remain unresolved. The conciliation letter is attached as Appendix D. The licensing sub committee will be updated of any developments on the 26 July 2016.

The local area

20. A map of the area is attached to this report as Appendix E. The premises is identified by a triangle at the centre of the map. For purposes of scale-only the circle on the map has a 100-metre radius. The following licensed premises terminal hours are also shown on the map:

Public houses/restaurant:

- The Refinery, 110 Blue Fin Building Southwark Street, London SE1 0SU (Monday to Saturday till 03:30 and Sunday till 00.30)
- The Trustees of Borough Market, 8 Borough Market, Southwark Street, London SE1 (Monday to Sunday till 00:00)
- The Market Hall, 16-26 Market Hall, Borough Market Southwark Street, London SE1 (Monday to Sunday till 00:00)
- The Wheatsheaf, 24 The Hop Exchange, Southwark Street, London SE1 (Monday to Sunday till 01:00)
- Wagamama, Unit R2, Bankside 1, Southwark Street, London SE1 (Monday to Saturday till 00:30 and Sunday till 00.00)
- The Southwark Tavern, 22 Southwark Street, London SE1 (Sunday to Wednesday till 00:30 and Thursday, Friday and Saturday till 01:30)
- The Breakfast Club, 11-13 Southwark Street, London SE1 (Monday to Wednesday till 00:30, Thursday, Friday and Saturday till 01:30 and Sunday till 23:00)
- Southwark Rooms, 60 Southwark Street, London SE1 (Sunday to Wednesday till 00:30, Thursday till 01:30 and Friday and Saturday till 03:30)
- Padella, 6 Southwark Street, London SE1 (Sunday till 23:00, Monday to Wednesday till 23:30 and Thursday, Friday and Saturday till 00:00)
- Tapas Brindisa, 18-20 St Margarets House, Southwark Street, London SE1 (Monday to Saturday till 00:30 and Sunday till 00:00)
- Mercure Hotel Bankside, 75-79 Southwark Street, London SE1 (Monday to Saturday till 00:30 and Sunday till 00:00)
- Leon Restaurants, 110 Unit R7, Blue Fin Building, Southwark Street, London SE1 (Monday to Sunday till 01:30)
- Express By Holiday Inn, 103 Southwark Street, London SE1 (Monday to Saturday till 02:00)
- Taste Croatia Food & Travel Ltd, 6-8, Three Crown Square, Southwark Street, London SE1 (Monday to Saturday till 18:00)
- Menier Chocolate Factory, 51 Southwark Street, London SE1 (Monday to Saturday till 01:00 and Sunday till 00:00)

- The Tall House Restaurant, 134 Southwark Street, London SE1 (Monday to Thursday till 00:00 and Friday to Sunday till 01:00)
- Tortilla, 106 Unit 11A Southwark Street, London SE1 (Sunday to Wednesday till 00:00, Thursday, Friday and Saturday till 02:00)
- The Table Southwark Ltd, 83 Southwark Street, London SE1 (Monday to Sunday till 01:30)
- Silka Restaurant, 6-8 Southwark Street, London SE1 (Monday to Saturday till 00:30 and Sunday till 00:00)
- Hot Munchies, 30 Southwark Street, London SE1 (Sunday to Thursday till 01:00 and Friday and Saturday till 04:00)
- City Tandoori Restaurant, 1B Southwark Street, London SE1 (Monday to Saturday till 00:30 and Sun till 00:00).

Deregulation of entertainment

21. 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 is deregulated between 08:00 and 23:00 provided the audience does not exceed 500 people.
22. 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').

Borough and Bankside cumulative impact zone

23. Council assembly approved the introduction of a special policy for Borough and Bankside on the cumulative impact of a concentration of licensed premises (saturation/cumulative impact policy) on 5 November 2008, and extended the area in April 2011. This application falls within the policy area.
24. The decision to introduce 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 the area.
25. The effect of this special policy is that is to create a presumption that applications for new premises licences or variations that are likely to add to the 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 objectives.
26. The applicant has been advised to address the committees concerns around cumulative impact at the meeting.

Southwark statement of licensing policy

27. Within the Southwark statement of licensing policy 2016 - 2020 the following closing times are recommended as appropriate within this area for this categories of premises as follows:
- Restaurants / cafes: Friday and Saturday 01:00, Sunday to Thursday 00:00
 - Public houses, wine bars or other drinking establishments: Friday and Saturday 00:00, Sunday to Thursday 23:00
 - Hotel bars and guesthouses: No restrictions for residents
 - Night clubs (with 'sui generis' planning classification): Friday and Saturday 03:00, Monday to Thursday 01:00 and Sunday 00:00
 - Off-licences and alcohol sales in grocers / supermarkets: 00:00 daily
 - Take-away establishments: Friday and Saturday 01:00, Sunday to Thursday 00:00.
 - Cinemas and theatres: 02:00 daily
 - Vessels: 23:00 daily
 - Qualifying members clubs: 02:00 daily.
28. Council assembly approved Southwark's statement of licensing policy 2016-20 on 25 November 2015. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:
- Section 3: Purpose and Scope of the Policy - reinforces the four licensing objectives and the fundamental principles upon which this Authority relies in determining licence applications.
 - Section 5: Determining Applications for Premises Licences and Club Premises Certificates - explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.
 - Section 6: Local Cumulative Impact Policies - sets out this authority's approach to cumulative impact and defines the boundaries of the current special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy.
 - Section 7: Hours of Operation - provides a guide to the hours of licensed operation that this Authority might consider appropriate by type of premises and (planning) area classification.
 - Section 8: The Prevention of Crime and Disorder - provides general guidance on the promotion of the first licensing objective.
 - Section 9: Public Safety - provides general guidance on the promotion of the second licensing objective.
 - Section 10: The Prevention of Nuisance - provides general guidance on the promotion of the third licensing objective.
 - Section 11: The Protection of Children from Harm - provides general guidance on the promotion of the fourth licensing objective.

29. 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

30. A fee of £635 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 E.

Consultation

31. 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

32. 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

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

Principles for making the determination

35. The general principle is that applications for premises licence applications 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.
36. 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 interested party or responsible authority
 - Have not been withdrawn
 - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.
37. If relevant representations are received then the sub-committee must have regard to them, in determining whether it is necessary 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 refuse to specify a person in the licence as the premises supervisor.
 - To reject the application.

Conditions

38. 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 necessary to do so. Conditions must be necessary 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.
39. The four licensing objectives are:
- The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.
40. 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.
41. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on day time operators.
42. 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

43. If the sub-committee determines that it is necessary to modify the conditions, or to refuse the application for a premises licence application, it must give reasons for its decision.

Hearing procedures

44. 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.
45. 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

46. 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.
47. 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.
48. 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.

49. 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, working or engaged in normal activity in the area concerned.
50. 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.
51. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Interested parties must live in the vicinity of the premises. This will be decided on a case to case basis.
52. 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.
53. 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

54. Members are required to have regard to the Home Office 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.

Strategic Director of Finance and Governance

55. The head of regulatory services has confirmed that the costs of this process over and above the application fee are borne by the service

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Licensing Act 2003 Home Office 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	Mrs Kirty Read Tel: 020 7525 5748

APPENDICES

Name	Title
Appendix A	Application for a new premises licence
Appendix B	Existing licence
Appendix C	Representation from other person
Appendix D	Conciliation letter from the applicant
Appendix E	Map of the local area

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Environment and Leisure	
Report Author	Dorcas Mills, Principal Licensing Officer	
Version	Final	
Dated	14 July 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team	14 July 2016	



**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 BLUE FIN PROPERTY MANAGEMENT (UK) LTD

(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			
BLUE FIN BUILDING 110 SOUTHWARK STREET			
Post town	LONDON	Postcode	SE1 0SU
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£6930000	

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 | <input type="checkbox"/> | 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)
- g) 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	Blue Fin Property Management (UK) Ltd
Address	30 Charles II Street London SW1Y 4AE
Registered number (where applicable)	05541954
Description of applicant (for example, partnership, company, unincorporated association etc.)	Limited Company
Telephone number (if any)	
E-mail address (optional)	David.whitehead@dswgroup.co.uk

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
3	0	062016

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)

The premises have been licensed since 2008 and currently benefit from premises licence number 845861 which was recently transferred to this applicant; Blue Fin Property Management (UK) Ltd. The purpose of this application is to enable greater flexibility within the property for occasional client hospitality by facilitating licensable activities in additional areas.

The provision of licensable activities will remain ancillary to the use of the premises as offices and it will not be open to the general public.

There will be no external advertisement at the premises that a licence exists save for that required during the application process.

There is no increase in permitted hours over the existing licence.

Although the premises are located within the Borough & Bankside Saturation Area it will have no detrimental effect and not add to the cumulative impact due to the type of premises, style of operation and intended activities.

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) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | <input type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G) | <input type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/> |

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"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	Please give further details here (please read guidance note 3)					
Mon								
Tue								
Wed						State any seasonal variations for performing plays (please read guidance note 4)		
Thur								
Fri								
Sat						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)		
Sun								

B

Films Standard days and timings (please read guidance note 6)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)					
Mon								
Tue								
Wed						<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 4)		
Thur								
Fri								
Sat						<u>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</u> (please read guidance note 5)		
Sun								

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Tue			
Wed			<u>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</u> (please read guidance note 5)
Thur			
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	
Day	Start	Finish	Indoors	<input type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 3)	
Tue			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)	
Wed			<u>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</u> (please read guidance note 5)	
Thur				
Fri				
Sat				
Sun				

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon					
Tue					
Wed			State any seasonal variations for the performance of live music (please read guidance note 4)		
Thur					
Fri					
Sat			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 (please read guidance note 5)		
Sun					

F

Recorded music Standard days and timings (please read guidance note 6)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)					
Mon								
Tue								
Wed						<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 4)		
Thur								
Fri						<u>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</u> (please read guidance note 5)		
Sat								
Sun								

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance 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 performance of dance (please read guidance note 4)		
Thur					
Fri			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 (please read guidance note 5)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) 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	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			Please give further details here (please read guidance note 3)		
Wed					
Thur					
Fri			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)		
Sat					
Sun					
			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 (please read guidance note 5)		




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 checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3) Provision of hot beverages at close of dinners, meetings, events etc.		
Mon	23.00	24.00			
Tue	23.00	24.00			
Wed	23.00	24.00	State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur	23.00	24.00	None		
Fri	23.00	24.00	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 (please read guidance note 5)		
Sat	23.00	24.00	None		
Sun	23.00	24.00			

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – 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	State any seasonal variations for the supply of alcohol (please read guidance note 4) None		
Mon	11.00	24.00			
Tue	11.00	24.00			
Wed	11.00	24.00			
Thur	11.00	24.00			
Fri	11.00	24.00			
Sat	11.00	24.00			
Sun	11.00	24.00	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 (please read guidance note 5) Alcohol is normally, but not exclusively, supplied as hospitality but a sale will occur between the caterer and premises licence holder. Such hospitality does not occur every day or for the full hours for which authorisation is sought. However the need for hospitality may occur at short notice and at any time during those hours due to the dynamic nature of the business.		

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

Name	Lynne Christie Deutsch
Address	
Postcode	
Personal licence number (if known)	
Issuing licensing authority (if known)	Tower Hamlets

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).

None

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	<p>None</p> <p>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 (please read guidance note 5)</p> <p>The premises are not open to the general public.</p> <p>Employees of the premises licence holder and subsidiary companies, business tenants of the building, agents, servants and invited guests may be on the premises at any time.</p>
Mon	00.00	24.00	
Tue	00.00	24.00	
Wed	00.00	24.00	
Thur	00.00	24.00	
Fri	00.00	24.00	
Sat	00.00	24.00	
Sun	00.00	24.00	

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)

The premises are already required to comply with existing and future legislation including, but not limited to, fire regulations, health, safety and environmental matters, planning, building regulations, trading standards, weights and measures, crime and disorder, disability, discrimination, security industry legislation and all provisions of the Licensing Act 2003. In accordance with Home Office Guidance, other legislation, statutory requirements or other duties or responsibilities should not be duplicated in conditions.

The provision of licensable activities shall be ancillary to the use of the premises as offices.

Non-alcoholic beverages shall be available in all parts of the premises where alcohol is supplied for consumption on the premises.

Access to the premises is restricted to officers and employees of the premises licence holder, subsidiary companies and building tenants, agents, servants and invited guests. The general public shall not be admitted.

All persons engaged at the premises with responsibility for the sale or supply of alcohol will receive adequate training in their responsibilities and training records will be retained for no less than 6 months.

b) The prevention of crime and disorder

Access to the premises will be controlled by manned security and or access cards as appropriate 24 hours each day.

A CCTV system will be maintained to the best ability of the premises licence holder covering internal and external risk-assessed areas. Images recorded will be retained for at least 31 days. Subject to a suitable request and agreement of the Data Controller images shall be released to police so long as the Data Controller is happy to do so in accordance with the Data Protection Act 1998 or subsequent legislation.

c) Public safety

Risk assessments will be reviewed periodically and whenever a particular risk changes or is perceived to change and appropriate action taken.

d) The prevention of public nuisance

Open vessels containing alcohol shall not be removed from the premises.

e) The protection of children from harm

Persons who attempt to purchase, or be supplied with alcoholic beverages and appear to be under the age of 18 will be challenged and only served alcohol on production of a proof of age card accredited by the "Proof of Age Standards Scheme", driving licence photo card or passport.

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	June 1 st 2016
Capacity	Consultant to Blue Fin Property Management (UK) Ltd

For joint applications, signature of 2nd applicant or 2nd 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	

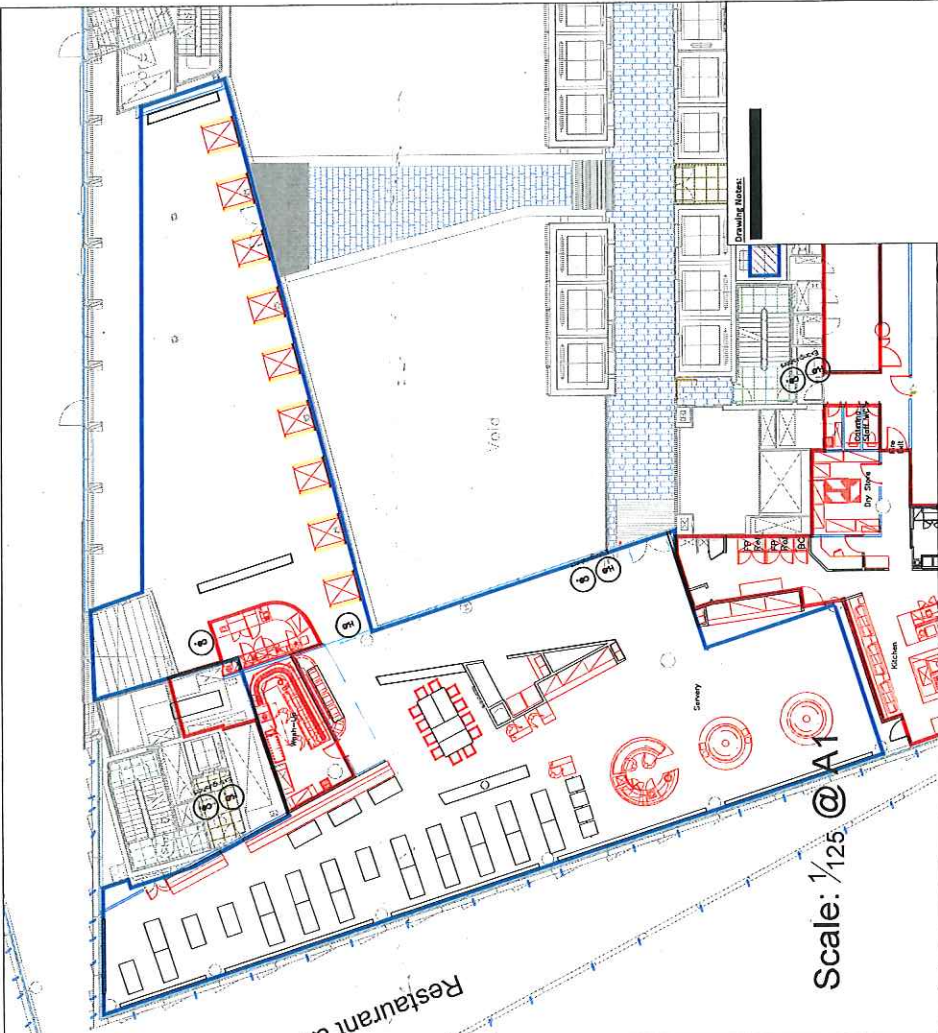
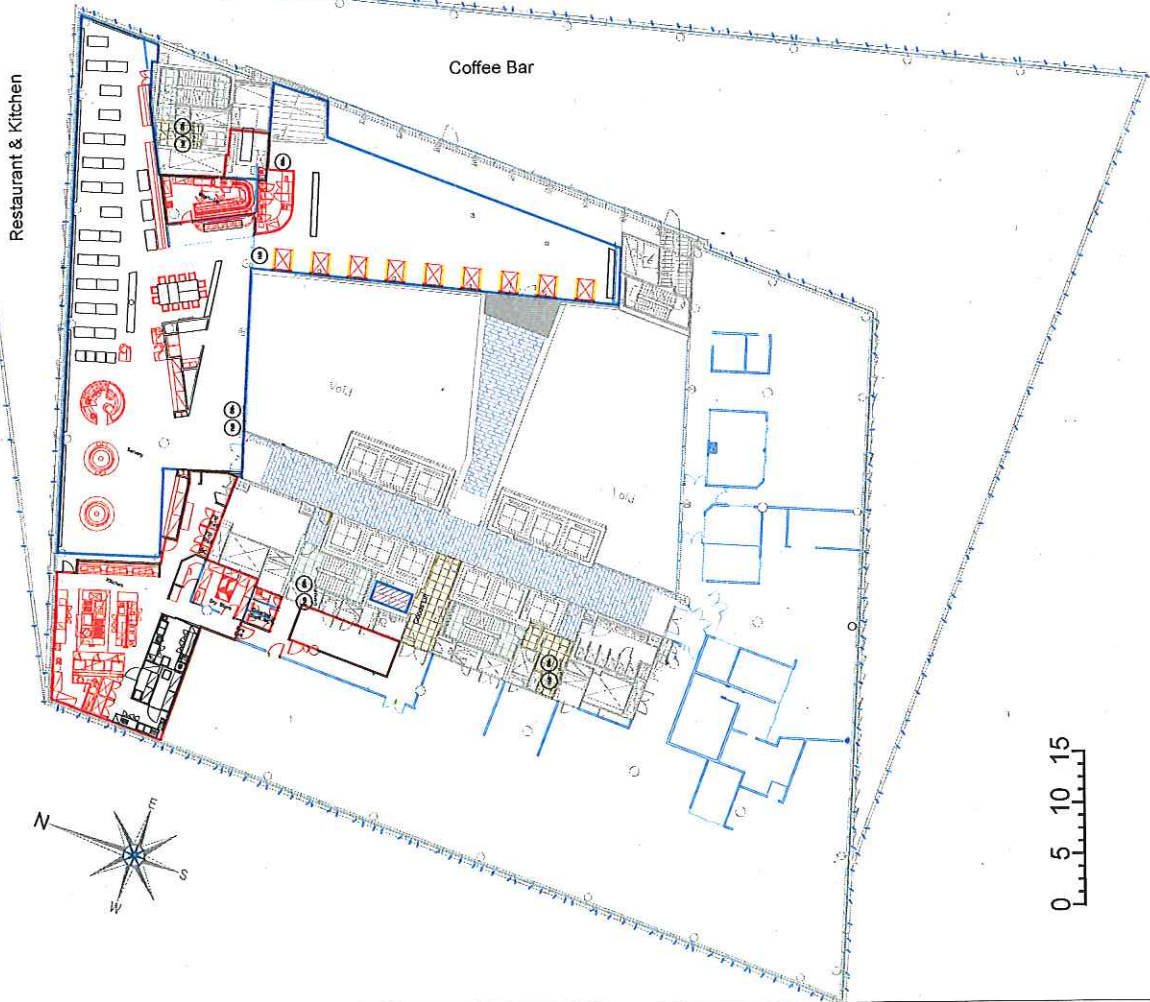
Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)			
David Whitehead DSW Group Hammonds Green Farm Hammonds Green			
Post town	Uckfield	Postcode	TN22 5QH
Telephone number (if any)	0844 736 1998		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) david.whitehead@dswgroupo.co.uk			

Notes for Guidance

- 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.
- Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
- 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.
- For example (but not exclusively), where the activity will occur on additional days during the summer months.
- For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
- 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.
- 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'.
- 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.
- Please list here steps you will take to promote all four licensing objectives together.
- The application form must be signed.
- An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
- Where there is more than one applicant, each of the applicant or their respective agent must sign the application form.
- This is the address which we shall use to correspond with you about this application.

Scale: 1/200 @ A1

Level 11



Scale: 1/125 @ A1

Scale: 1/1250 @ A1

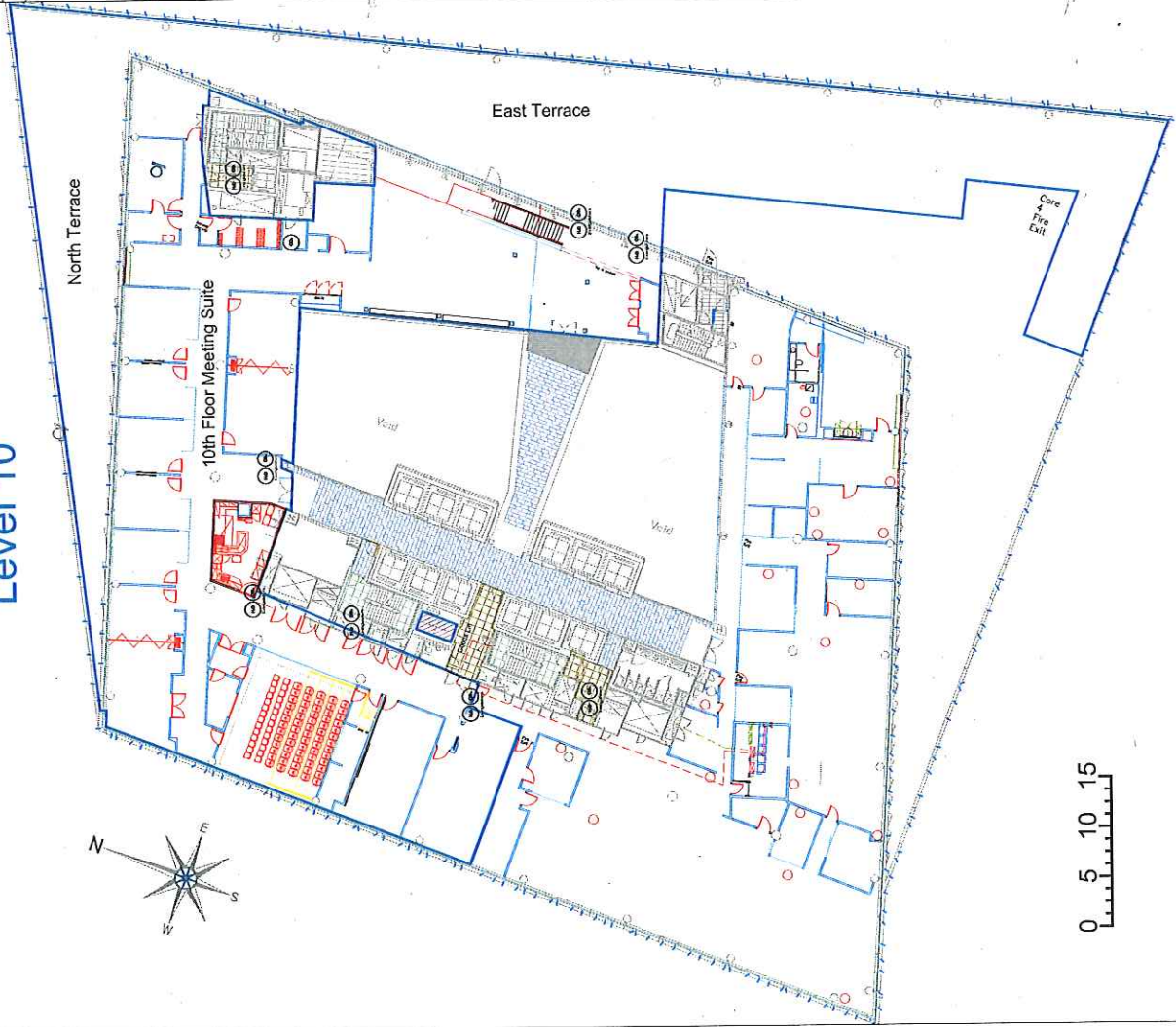
Location: Blue Fin Building 119 Southwark Street London SE1 4SU	Project Title: 11th Floor Blue Fin Building
DWG No: 100610_11	Revision: A
Scale: Refer to DWG	Drawn By: PAR
DATE: 10/09/2015	Checked:

General Notes:
 1. Check all dimensions on this drawing
 2. All dimensions must be checked on site prior to
 commencing any works.
 3. All materials and workmanship shall conform with the
 requirements of the relevant British Standard Specifications and Codes of
 Practice.

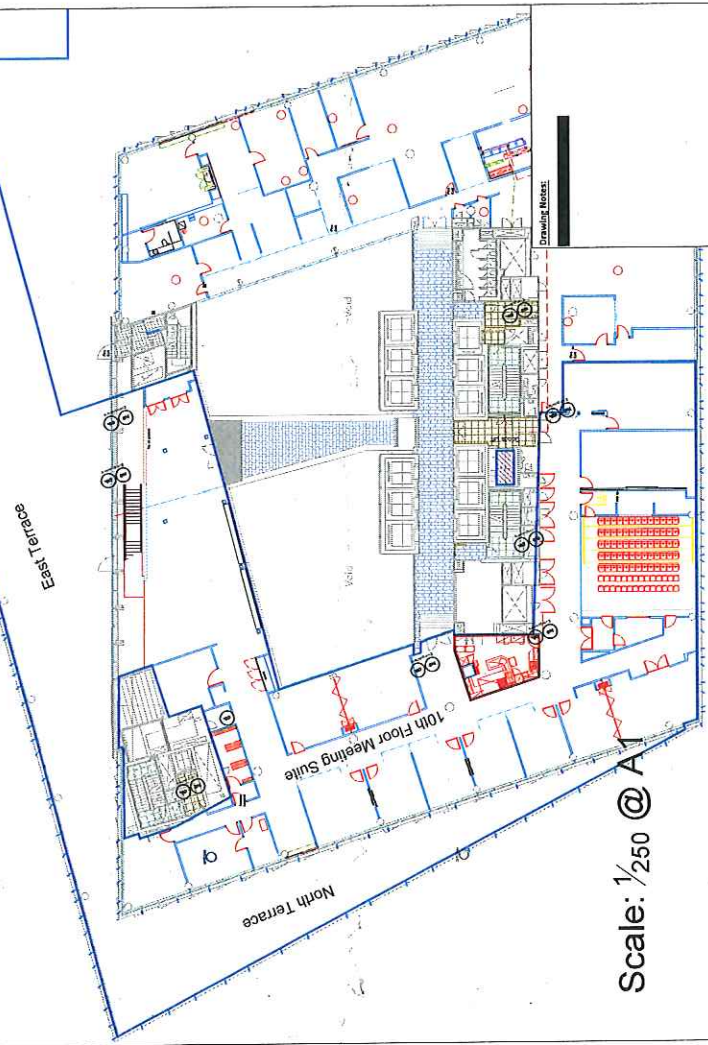
Time Inc.

Scale: 1/200 @ A1

Level 10

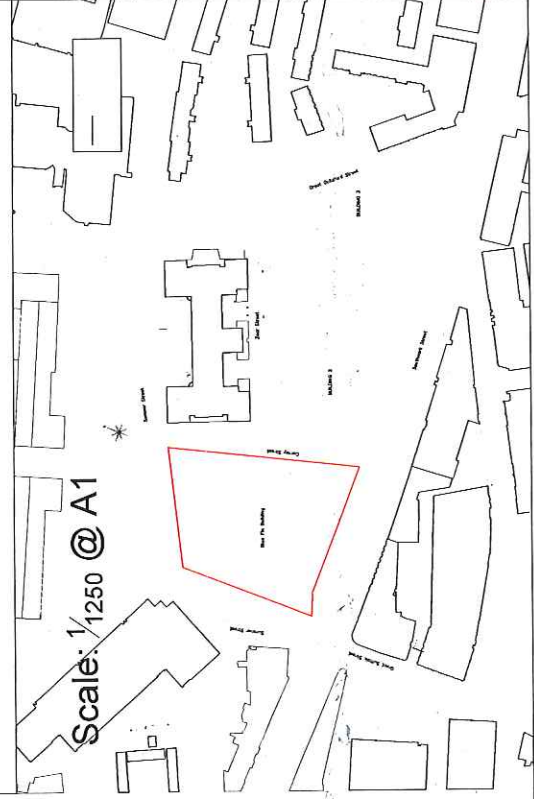


Level 10



Scale: 1/250 @ A1

Scale: 1/1250 @ A1



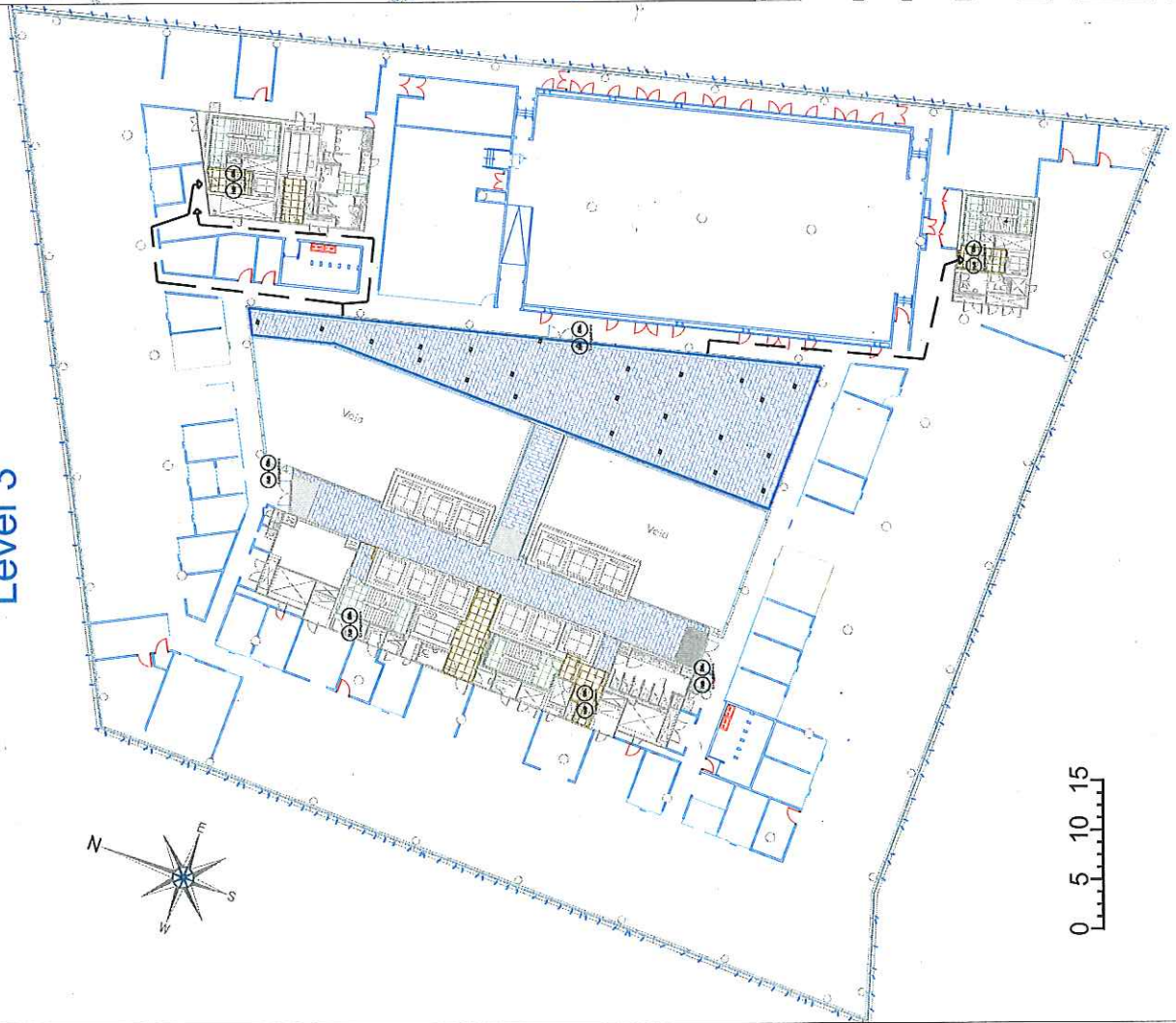
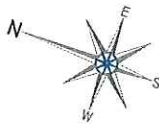
Location: Blue Pin Building 25 Abchurch Lane London SE1 4SU	Project Title: 10th Floor Blue Pin Building
DWG No: 100410_10	Revision: A
Scale: Refer to DWG	Drawn By: PAR
Date: 10/09/2015	Checked:

General Notes:
 1. All dimensions must be checked on the prior to commencing any works.
 2. Any discrepancies must be reported to the project manager.
 3. All materials and workmanship shall conform with the relevant British Standard Specifications and codes of practice.



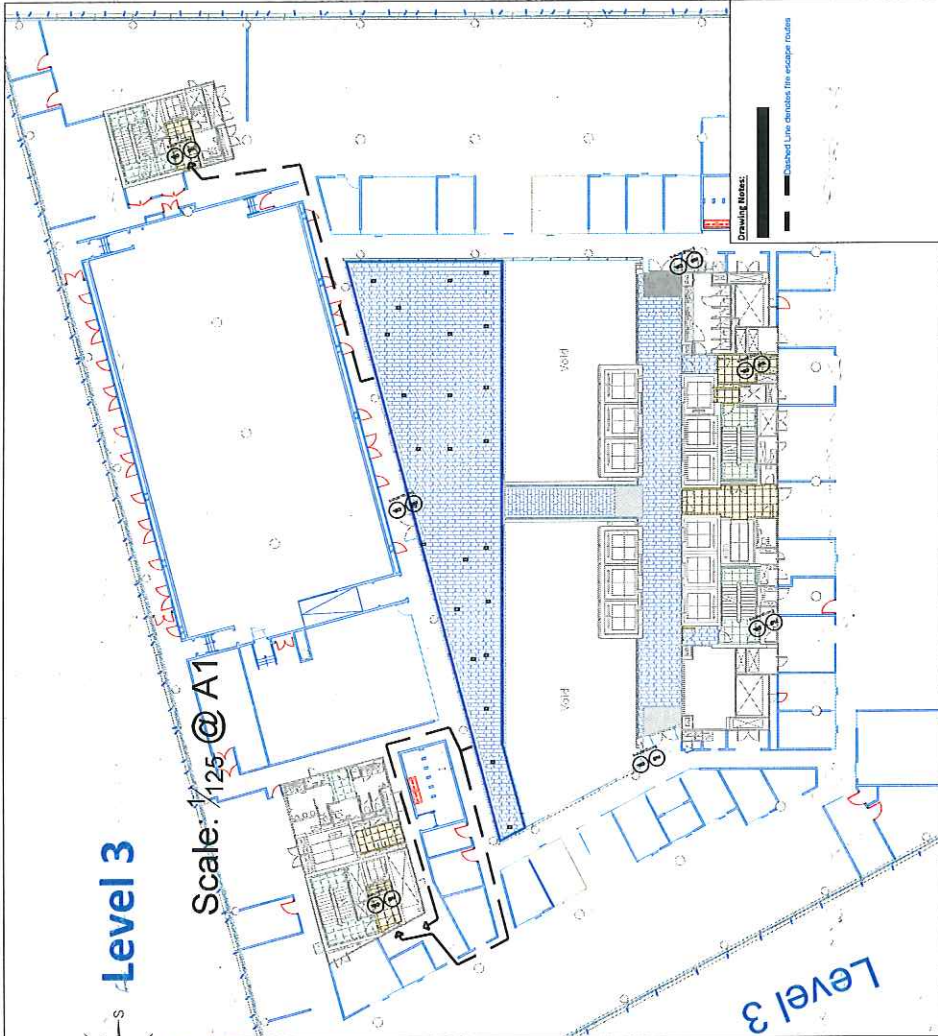
Scale: 1/200 @ A1

Level 3



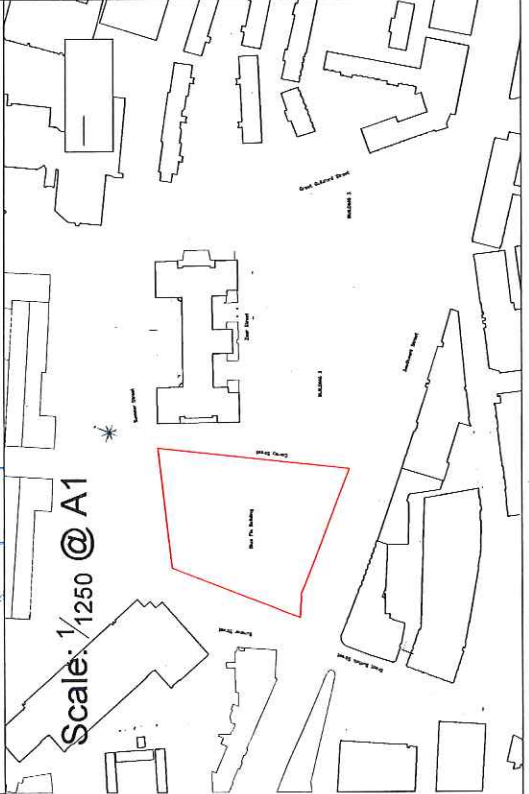
Level 3

Scale: 1/250 @ A1



Level 3

Scale: 1/1250 @ A1



Drawing Notes:
--- Dashed line indicates fire escape routes

Location: Blue Fin Building 100 Broad Street London SE1 4QU	Project Title: 002PB Blue Sky Space
DWG No.: 152410_03	Revision: A
Scale: Refer to DWG	Drawn By: PAR
Date: 10/02/2015	Checked:

General Notes:
 1. All dimensions must be checked on site prior to commencing any works.
 2. Any discrepancies must be reported to the project manager.
 3. All materials and workmanship shall conform with the relevant British Standard Specifications and codes of practice.





Location: Blue Fin Building 110 Southwark Street London SE1-0SU	Project Title: Blue Fin Reception
DIMS No: 00000	Revision: A
Scale: Refer to Drawing	Drawn By: PAR
Date: 10/09/2015	Checked:
General Notes: Check all dimensions on this drawing. All dimensions must be checked on site prior to commencing any works. Any discrepancies must be reported to the project manager immediately. All materials and workmanship shall conform with the relevant British Standards specifications and codes of practice.	

Time Inc.

Licensing Act 2003 Premises Licence

34

APPENDIX B



Regulatory Services
Licensing Unit
Hub 1, 3rd Floor
PO Box 64529
London, SE1P 5LX

Premises licence number

852210

Part 1 - Premises details

Postal address of premises, or if none, ordnance survey map reference or description	
TIME INC. (UK) LTD Blue Fin Building 110 Southwark Street London SE1 0SU	
Ordnance survey map reference (if applicable), 180277531961	
Post town London	Post code SE1 0SU
Telephone number 020 3148 5018	

Where the licence is time limited the dates

Licensable activities authorised by the licence

Late Night Refreshment - Indoors
Sale by retail of alcohol to be consumed on premises
Sale by retail of alcohol to be consumed off premises

The opening hours of the premises

For any non standard timings see **Annex 2**

Monday	00:00 - 00:00
Tuesday	00:00 - 00:00
Wednesday	00:00 - 00:00
Thursday	00:00 - 00:00
Friday	00:00 - 00:00
Saturday	00:00 - 00:00
Sunday	00:00 - 00:00

Where the licence authorises supplies of alcohol whether these are on and/ or off supplies

Sale by retail of alcohol to be consumed on premises
Sale by retail of alcohol to be consumed off premises

The times the licence authorises the carrying out of licensable activities

For any non standard timings see Annex 2 of the full premises licence

Late Night Refreshment - Indoors

Monday	23:00 - 00:00
Tuesday	23:00 - 00:00
Wednesday	23:00 - 00:00
Thursday	23:00 - 00:00
Friday	23:00 - 00:00
Saturday	23:00 - 00:00
Sunday	23:00 - 00:00

Sale by retail of alcohol to be consumed on premises

Monday	11:00 - 00:00
Tuesday	11:00 - 00:00
Wednesday	11:00 - 00:00
Thursday	11:00 - 00:00
Friday	11:00 - 00:00
Saturday	11:00 - 00:00
Sunday	11:00 - 00:00

Sale by retail of alcohol to be consumed off premises

Monday	11:00 - 00:00
Tuesday	11:00 - 00:00
Wednesday	11:00 - 00:00
Thursday	11:00 - 00:00
Friday	11:00 - 00:00
Saturday	11:00 - 00:00
Sunday	11:00 - 00:00

Part 2**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

Blue Fin Property Management
(UK) Ltd
30 Charles II Street, London,
SW1Y 4AE
0844 736 7998

Registered number of holder, for example company number, charity number (where applicable)

██████████

Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol

Stephen John Fox
██

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol

Licence No. 07/00607/Bexley/L1
Authority LB Bexley

Licence Issue date 11/05/2016



Head of Regulatory Services
Hub 2, 3rd Floor
PO Box 64529
London, SE1P 5LX
020 7525 5748
licensing@southwark.gov.uk

Annex 1 - Mandatory conditions

100 No supply of alcohol may be made under the Premises Licence -

(a). At a time when there is no Designated Premises Supervisor in respect of the Premises Licence; or

(b). At a time when the Designated Premises Supervisor does not hold a Personal Licence or his Personal Licence is suspended.

101 Every supply of alcohol under the Premises Licence must be made, or authorised by, a person who holds a Personal Licence.

485 (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises -

(a) games or other activities which require or encourage, or are designed to require, encourage, individuals to -

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or

(ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional poster or flyers on, or in the vicinity of, the premises which can

reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner; and

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

487 The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

488 (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either

- (a) a holographic mark; or
- (b) an ultraviolet feature.

489 The responsible person shall ensure that -

(a) Where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -

- (i) Beer or cider: 1/2 pint;
- (ii) Gin, rum, vodka or whisky: 25 ml or 35 ml; and
- (iii) Still wine in a glass: 125 ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available,

491 1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purpose of the condition set out in paragraph (1):

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula

$$P = D + (D \times V),$$

where-

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

(i) the holder of the premises licence:

(ii) the designated premises supervisor (if any) in respect of such a licence; or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(iv) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(v) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

3. Where the permitted price given by paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax;
- (2) the permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 - Conditions consistent with the operating Schedule

288 A CCTV system will be maintained to the best ability of the premises licence holder covering internal and external risk assessed areas.

Images recorded will be maintained for at least 31 days. Subject to suitable request and agreement of the Data Controller images shall be released to police so long as the Data Controller is happy to do so in accordance with the Data Protection Act 1998 or subsequent legislation.

4AG That the premises licence holder will ensure that an age verification policy will apply to the premises whereby all staff will be trained to ask any person attempting to purchase alcohol, who appears to be under the age of 21 to produce, before being sold alcohol, identification being a passport or photocard driving licence bearing a holographic mark or other form of identification bearing the customer's photograph, date of birth and the proof of age standards scheme (or similarly accredited scheme) hologram.

146 Access to the premises is only permitted to officers and employees of the premises licence holder, subsidiary companies, agents, servants, invited guests and attendees at bona fide private events only. There will be no access to the general public.

125 Non-alcoholic beverages shall be available in all parts of the premises where alcohol is supplied for consumption on the premises.

162 All relevant risk assessments will be reviewed periodically and whenever a particular risk changes or is perceived to change.

293 That all staff involved in the sale of alcohol shall be trained in their responsibilities under the licensing act 2003 and training records to be kept and updated every 6 months.

462 Access to the premises will be controlled by manned security and/or reception staff as appropriate 24 hours per day.

340 Open vessels containing alcohol shall not be removed from the premises.

341 The provision of licensable activities shall be ancillary to the use of the premises as offices.

Annex 3 - Conditions attached after a hearing by the licensing authority

Annex 4 - Plans - Attached

Licence No. [REDACTED]

Plan No. N/A

Plan Date N/A

From: [REDACTED]
Sent: Wednesday, June 29, 2016 8:19 PM
To: Regen, Licensing
Cc: [REDACTED]
[REDACTED] a license application: Cathedrals Ward:
29:06:16 @ 20:18

Dear Sir or Madam,

I write on behalf of residents of Bankside House, and wish to lodge an objection to an application for a New Premises Licence. As instructed, this objection is posted within the specified closing date. The details of the application are:

Licence Number:

Address: Blue Fin Building
110 Blue Fin Building
Southwark Street
SE1 0SU

Ward: Cathedrals

Applicant: Blue Fin Property Management
(UK) LTD

Application type: Premises (New Premises Licence for Late Night Refreshment indoors between 23:00 - 00:00 Monday to Sunday & The sale of alcohol between 11:00 - 00:00 Monday to Sunday. Opening Hours between 00:00 - 00:00 Monday to Sunday.)

Objection:

I write in my capacity as General Manager for Bankside House, an LSE hall of residence in Cathedrals ward. The residence neighbours the Blue Fin Building on Canvey street where there are a number of bars and restaurants. Over the last number of years we have received numerous complaints from our residents about excessive late night noise from the bars immediately opposite our building. Numbers of students and our Summer commercial guests have asked to leave the residence because excessive noise is making them so unhappy. The local bars and restaurants are particularly problematic as they have a large amount of outdoor seating and hold club nights at the weekend. During the summer they also have a license to have a DJ outside, as well as large TV screens showing Football, Wimbledon, the Olympics, and late night films. Most of the venues offer late night refreshments, with music. These venues operate through the night and in to the early hours of the morning, with some events not closing until 03:00. We have tried to work with the council before to address

the issues with the Refinery but things have degraded.

We have difficulty addressing the issue with the council noise team as we have 600+ residents who only stay for 9 months then leave, so there is no continuity in the names of people making the complaints; it is proving difficult for us to effectively communicate the extent of the disturbance that our guests experience because of the transient nature of our guest makeup. There is also the issue of the noise team having to visit a resident's room to determine whether the noise is excessive which means we cannot make a collective complaint on their behalf. We have also had instances where a complaint has been made but the noise team has been unable to attend to assess the situation. The difficulty is that the current situation is poorly managed by the council, and adding another licensed premises will only add to an already problematic situation.

The noise disturbance these venues cause has increased over the years. Added to the problem is the continual noise disturbance through local business deliveries around the perimeter of Bankside House; all directly associated either with Blue Fin or Bankside 2&3. Southwark Council clearly state that their position is that no deliveries, relating to either Blue Fin or Bankside 2&3 are permitted on the street. Further, that all deliveries should be being made via the respective loading bays off Zoar Street after 0700. This is not happening. There are deliveries from 00:30 through to 06:30 seven days a week, to all premises relating to Blue Fin or Bankside 2&3, both along Zoar Street, Canvey Street and now on the newly created pedestrian entrance to New Tate Modern. All these deliveries are not made via enclosed loading bays, it is all on the open street.

An example of a 24 hour day around the perimeter of Bankside House:

14:-00 03:00 All day party on the roof of Blue Fin
 17:00- 00:00 large numbers of patrons in the street immediately outside Bankside House on Canvey St.
 00:30 Delivery to Leon
 01:17 Fresh Direct delivers to Leon
 01:30 Refinery open, playing music to outside guests. TV screen on, playing late night films.
 02:35 Reynolds delivers to Tossed
 03:44 Another delivery to Tossed
 04:15 Delivery to Pret a Manger
 05:00 Garbage truck arrives to collect glass from Bankside2&3
 05:15 Towel delivery for Bankside Health Club
 05:30 West Horsley Dairy delivers to Tossed
 05:33 Another delivery to Tossed
 05:35 Articulated lorry delivery to Marks & Spencer
 05:41 Tristar delivers to Cocodimama
 06:10 Further deliveries to Marks & Spencer
 06:22 Delivery vehicle arrive, and queue in preparation for Blue Fin building opening their loading bay. Vehicles on, radio on, drivers congregating and chatting.

Within the application details, the application states that it is for:

Premises (New Premises Licence for Late Night Refreshment indoors between 23:00 - 00:00 Monday to Sunday & The sale of alcohol between 11:00 - 00:00 Monday to Sunday. Opening Hours between 00:00 - 00:00 Monday to Sunday.)

The key word within the application is 'indoors.' At the top of the Blue Fin Building, is an open balcony. A week ago, Blue Fin Building hosted another of their evening events. This event went on until the early hours of the morning, with musical entertainment. The bass of which was so strong it reverberated all night within Bankside House; a particularly difficult night for the students as they were revising for their end of year exams. So the question is: does the balcony area of the Blue Fin Building constitute 'indoors?' As a footnote to this particular event, The Refinery, 110 Southwark Street, held a wedding reception throughout the afternoon and evening on the same day. So local residents were subjected to constant loud music from lunchtime through to the early hours of the morning.

Whilst we have never stood directly in the way of business and the need to offer local people, those for example working antisocial hours who need some form of respite after work. Hence the awarding of the 24 hour alcohol license to Del' Aziz on the basis that the council thought it necessary for local police, fire and ambulance services' to have a place where they could relax and socialise. That was the reasoning behind the decision to award a 24 hour alcohol license at the time; I was in attendance having lodged an objection. As a footnote: that business has since closed. It is imperative that all local businesses within this area, live and work alongside each other, enhancing the environment, not detracting or destroying it.

We are proud to have played our part in the progressive changes seen in and around Bankside since 1995. We have played our part, and will continue to do so with relish and vigour. But there has to be a counter balance for all participants. We appreciate it is not easy assuaging all local protagonists within the Bankside melting-pot, and we will do our very best to help Southwark in their continued programme of excellence for the area. But we must ask you to seriously consider head-on, the noise problems all local residents have to deal with, and this application could, significantly add to the worsening situation we presently encounter within the environs of Bankside House, Blue Flue Building and Bankside 2&3. A final consideration for council would be the fact that residents of Bankside House, both student, and commercial guest, add to the overall economy of the area and our residents spend money in all local outlets. So having good relations is important to us, but is proving difficult in the circumstances.

In conclusion, we object to the awarding of this licence.

Yours faithfully,

[Redacted]

[Redacted] Bankside House
Service Manager, Residences
Facility Manager, North

[Redacted]

DSW Group

Consultants to the licensed

☎ 0844 736 1998
✉ admin@dswgroup.co.uk

██████████ - General Manager
LSE Bankside House
24 Sumner Street
London
SE1 9JA

July 11th 2016

Dear ██████████

Blue Fin Property Management (UK) Limited - premises licence application

To begin with, I would like to reiterate my thanks for taking the time to discuss this application with me. In my opinion it was an open and frank discussion with a positive outcome.

It is clear you, the students and other residents have suffered local noise nuisance but as I explained, I can only comment on issues directly related to Blue Fin building and not other premises. When I originally received your objection I was surprised that earlier complaints to the noise team appear to have had little effect and hope, from our part, we can now properly address those issues as they relate to our clients.

I had discussions with the relevant client representatives. A number of matters which you raised have now been addressed and will become standard operating procedure. Let me address these first before we turn to conditions which we will voluntarily ask to be applied to the licence.

Music

- Although the Live Music Act amended the Licensing Act to permit live amplified and unamplified music between 08.00 and 23.00 without the need for a licence, it has been agreed that there will be no music on the terrace after 22.30.

Deliveries

- The caterers are writing to all suppliers to advise them that deliveries will only be accepted from 7am and they must be made to the loading bay. If they arrive before that time and are able to park legally and safely, they may do so with engines turned off and any entertainment equipment on a very low setting so that it cannot be heard from outside the vehicle. Security staff will assist in monitoring this.

You will have seen in our application in section 'M', various steps we intend to take to promote licensing objectives. If the licence is granted, these steps will be transposed into conditions. For the avoidance of doubt, I state here an extract from the Home Office Guidance which is produced under section 182 of the Licensing Act.

VAT No GB 213 7211 50

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Web: www.ascendconsulting.co.uk

'Ascend' & 'Ascend Consulting' are trading names of DSW Group registered at this address

DSW Group
Hammonds Green Farm
Hammonds Green
Uckfield
East Sussex
TN22 5QH

At paragraph 10.2, the guidance says this:

“Conditions include any limitations or restrictions attached to a licence or certificate and essentially are the steps or actions that the holder of the premises licence or the club premises certificate will be required to take or refrain from taking in relation to the carrying on of licensable activities at the premises in question. Failure to comply with any condition attached to a licence or certificate is a criminal offence, which on conviction is punishable by an unlimited fine or up to six months’ imprisonment. The courts have made clear that it is particularly important that conditions which are imprecise or difficult for a licence holder to observe should be avoided”.

You see it is quite clear; if any conditions are breached, the penalty can be extremely severe.

With that in mind, I would like to propose three further steps which I will also ask the licensing authority to note. These will then be transposed into conditions along with our other steps:

1. There shall be no licensable activities on the terrace after 23.00.
2. The terrace shall be cleared of customers at 23.30 and closed save for those wishing use this area for smoking.
3. Security staff will regularly patrol the terrace when it is being used for licensable activities to ensure the safety of users and monitor noise levels for the prevention of nuisance taking appropriate action where necessary.

We do accept that even with the best intentions and training, there are times when issues may arise. So in addition to the above, we will provide a contact number for you should you have any issues during times when the licence is being used.

I hope these added steps and conditions are acceptable to you and properly address your concerns. If so I would politely ask you to confirm this with the licensing office and withdraw your objection.

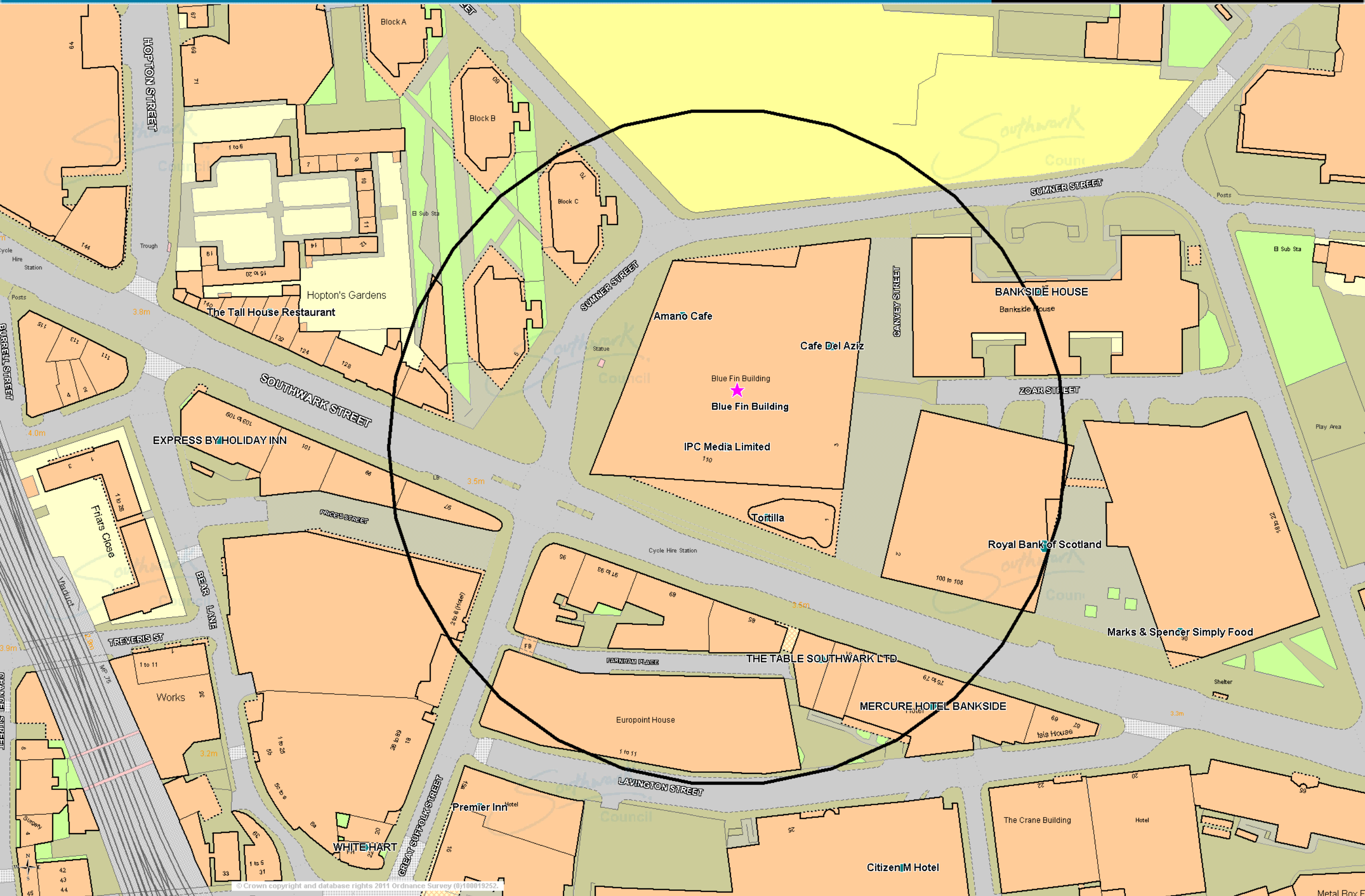
If I can help in any way or clarify any point then please get back in touch with me.

Yours sincerely,



David Whitehead





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Item No. 6.	Classification: Open	Date: 26 July 2016	Meeting Name: Licensing Sub-Committee
Report title:		Licensing Act 2003: Colab Theatre, Basement to First Floors, 74 – 84 Long Lane, London SE1 4AU	
Ward(s) or groups affected:		Chaucer	
From:		Strategic Director of Environment and Leisure	

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Colab Theatre Ltd for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Colab Theatre, Basement to First Floors,74-84 Long Lane, London SE1 4AU.
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 responsible authorities 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 20 of this report deals with the representations received to the premises licence application and conciliations progress made. Copies of the relevant representations from responsible authorities and other persons are attached as Appendices B & C.
 - d) Paragraph 22 deals with licensed premises within a 100m radius of the premises. A map of the area is attached as Appendix D.
 - 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 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 2 June 2016, Colab Theatre Ltd applied to this council for the grant of a new premises licence in respect of the premises known as Colab Theatre, Basement to First Floors, 74-84 Long Lane, London SE1 4AU. The premises is described as a cleared performance area within a disused warehouse on the lower to first floors of the premises. It is intended to be used for theatre performances with the retail of alcohol.
 - Plays (indoors):
 Monday and Tuesday from 18:00 to 23:00
 Wednesday from 15:00 to 23:00
 Thursday from 18:00 to 23:00
 Friday from 18:00 to 01:00
 Saturday from 18:00 to 02:00
 Sunday from 15:00 to 23:00

 - Sale & supply of alcohol (on premises):
 Monday and Tuesday from 18:00 to 23:00
 Wednesday from 15:00 to 23:00
 Thursday from 18:00 to 23:00
 Friday from 18:00 to 01:00
 Saturday from 18:00 to 02:00
 Sunday from 15:00 to 23:00

 - Operating hours of premises

Monday and Tuesday from 18:00 to 00:00
 Wednesday from 15:00 to 00:00
 Thursday from 18:00 to 00:00
 Friday from 18:00 to 01:30
 Saturday from 18:00 to 02.00
 Sunday from 15:00 to 00:00.

9. The premises licence application form provides the applicant operating schedule. Parts A, 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 proposed designated premises supervisor Bertie Watkins who has a personal licence issued by Wandsworth Council.

Representations from responsible authorities

11. Three representations were submitted by the Metropolitan Police Service, the councils licensing team as a responsible authority and the health and safety team.
12. The police representation state that these premises are situated within a cumulative impact zone area and as such require special consideration from the applicant as to how they intend to reduce any potential impact on the licensing objectives. The application does list a number of potential control measures but lacks specific detail and as such makes it difficult to provide full comment on the application.
13. It is also noted that the application does not address or provide sufficient detail as to why the hours for operation are substantially greater than those recommended by Southwark's 2016-2020 licensing policy.
14. The Licensing representation also state the premises falls within the cumulative impact zone for Borough and Bankside. Furthermore, although the applicant has provided conditions within the operating schedule with a view to rebut the presumption to refuse the licence it is asked that members consider if this information is sufficient to consider granting the application. The premises is within residential area, section 7 of the Southwark statement of licensing policy 2016 – 2020 recommends closing times for various categories of premises in table 2 (page 38/39). The suggested closing times for cinemas and theatres in a residential area is 23:00. This is exceeded on every day by the application.
15. It is therefore recommend that the closing time for the premises should be 23:00 hours every day with licensable activities finishing 30 minutes earlier to allow patrons time to finish any drinks and leave the premises over a period of time.
16. It is also recommended therefore that the sale of alcohol is restricted only to audiences and participants of the theatrical performances.
17. The representation submitted by health and safety states that they have concerns with regards to suitability of the premises. They have suggested the following recommendations if the licence is granted.

- That any temporary structures are constructed in accordance with the Institute of Structural Engineers Guidance.
- That before the commencement of any new production a thorough site specific risk assessment is carried out to assess the suitability of the production for the venue.

18. Copies of the representations are attached as Appendix B.

Representation from other persons

19. There were eight representations from other persons, including two from local ward councillors who state that whilst not objecting in principle to a theatre and bar on this site, they are very concerned by the proposed opening hours in a heavily residential area. There are a number of very nearby flats on Long Lane including Halling House, and on Pilgrimage Street and are worried that a late license in a residential area will cause unnecessary public nuisance, particularly from the noise which will result from people entering and leaving the theatre/club, and also create the potential for crime and disorder, especially arising from alcohol consumption late at night. The residents concern relate to noise and anti social behaviour that may impact in the area and some have suggested a reduction in hours sought.

20. Copies of the representations are attached as Appendix C.

Conciliation

21. The representations were forwarded to the applicant. The applicant is yet to respond. Therefore the issues remain unresolved. The licensing sub committee will be updated of any developments on the 26 July 2016.

The local area

22. A map of the area is attached to this report as Appendix D. The premises is identified by a triangle at the centre of the map. For purposes of scale-only the circle on the map has a 100 metre radius. The following licensed premises terminal hours are also shown on the map:

Public houses/restaurant:

- The Old Schoolyard P.H, 109 -111 Long Lane, London SE1 (Sunday to Thursday till 00:30 and Friday and Saturday till 01:00)
- Britannia Pizza & Pasta, 115 Long Lane, London SE1 (Monday to Thursday till 01:30, Friday and Saturday till 02:00 and Sunday till 00:00).

Off licence:

- Quality Foodstore, 14 -16 Pilgrimage Street, London SE1 (Monday to Sunday till 23:30)

Deregulation of entertainment

23. 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 is deregulated between 08:00 and 23:00 provided the audience does not exceed 500 people.
24. 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').

Borough and Bankside cumulative impact zone

25. Council assembly approved the introduction of a special policy for Borough and Bankside on the cumulative impact of a concentration of licensed premises (saturation/cumulative impact policy) on 5 November 2008, and extended the area in April 2011. This application falls within the policy area.
26. The decision to introduce 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 the area.
27. The effect of this special policy is that is to create a presumption that applications for new premises licences or variations that are likely to add to the 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 objectives.
28. The applicant has been advised to address the committees concerns around cumulative impact at the meeting.

Southwark statement of licensing policy

29. Within the Southwark statement of licensing policy 2016 - 2020 the following closing times are recommended as appropriate within this area for this categories of premises as follows:
- Restaurants / cafes: Friday and Saturday 01:00, Sunday to Thursday 00:00
 - Public houses, wine bars or other drinking establishments: Friday and Saturday 00:00, Sunday to Thursday 23:00
 - Hotel bars and guesthouses: No restrictions for residents
 - Night clubs (with 'sui generis' planning classification): Friday and Saturday 03:00, Monday to Thursday 01:00 and Sunday 00:00
 - Off-licences and alcohol sales in grocers / supermarkets: 00:00 daily
 - Take-away establishments: Friday and Saturday 01:00, Sunday to Thursday 00:00.
 - Cinemas and theatres: 02:00 daily
 - Vessels: 23:00 daily
 - Qualifying members clubs: 02:00 daily.
30. Council assembly approved Southwark's statement of licensing policy 2016-20 on 25 November 2015. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:

- Section 3: Purpose and Scope of the Policy - reinforces the four licensing objectives and the fundamental principles upon which this Authority relies in determining licence applications.
 - Section 5: Determining Applications for Premises Licences and Club Premises Certificates - explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.
 - Section 6: Local Cumulative Impact Policies - sets out this authority's approach to cumulative impact and defines the boundaries of the current special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy.
 - Section 7: Hours of Operation - provides a guide to the hours of licensed operation that this Authority might consider appropriate by type of premises and (planning) area classification.
 - Section 8: The Prevention of Crime and Disorder - provides general guidance on the promotion of the first licensing objective.
 - Section 9: Public Safety - provides general guidance on the promotion of the second licensing objective.
 - Section 10: The Prevention of Nuisance - provides general guidance on the promotion of the third licensing objective.
 - Section 11: The Protection of Children from Harm - provides general guidance on the promotion of the fourth licensing objective.
31. 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

32. A fee of £315 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

33. 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

34. 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

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

Principles for making the determination

37. The general principle is that applications for premises licence applications 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.
38. 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 interested party or responsible authority
 - Have not been withdrawn
 - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.
39. If relevant representations are received then the sub-committee must have regard to them, in determining whether it is necessary 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 refuse to specify a person in the licence as the premises supervisor.
 - To reject the application.

Conditions

40. 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 necessary to do so. Conditions must be necessary 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.

41. The four licensing objectives are:
- The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.
42. 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.
43. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on day time operators.
44. 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

45. If the sub-committee determines that it is necessary to modify the conditions, or to refuse the application for a premises licence application, it must give reasons for its decision.

Hearing procedures

46. 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.
47. 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

48. 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.
49. 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.
50. 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.
51. 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, working or engaged in normal activity in the area concerned.
52. 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.
53. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Interested parties must live in the vicinity of the premises. This will be decided on a case to case basis.

54. 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.
55. 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

56. Members are required to have regard to the Home Office 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.

Strategic Director of Finance and Governance

57. The head of regulatory services has confirmed that the costs of this process over and above the application fee are borne by the service.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Licensing Act 2003 Home Office 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	Mrs Kirty Read Tel: 020 7525 5748

APPENDICES

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

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Environment and Leisure	
Report Author	Dorcas Mills, Principal Licensing Officer	
Version	Final	
Dated	14 July 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		14 July 2016

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

02/06/2016

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

Ref No. 627602

Name of Applicant

Please enter the name(s) who is applying for a premises licence under section 17 of the Licensing Act 2003 and am making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

	COLAB THEATRE
--	---------------

Premises Details

Non-domestic rateable value of premises in order to see your rateable value click here (opens in new window)

£	78000
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

Postal address of premises or, if none, ordnance survey map reference or description

Address Line 1	BASEMENT TO FIRST FLOORS
Address Line 2	74-84 LONG LANE
Town	LONDON
County	
Post code	SE1 4AU
Ordnance survey map reference	
Description of the location	
Telephone number	

Applicant Details

Please select the capacity in which you are applying to convert your existing licence

	a person other than an individual (limited company, partnership, etc)
--	---

If you applying as an individual or non-individual please select one of the following:-

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

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

Other Applicants

Personal Details - First Entry

Name	COLAB THEATRE LTD
------	-------------------

Address - First Entry

Street number or building name	
Street Description	
Town	
County	
Post code	
Registered number (where applicable)	08642161
Description of applicant (for example, partnership, company, unincorporated association etc)	PRIVATE COMPANY LIMITED BY GUARANTEE

Contact Details - First Entry

Telephone number	
Email address	producer@colabtheatre.co.uk

Operating Schedule

When do you want the premises licence to start?

	01/08/2016
--	------------

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

--	--

General description of premises (see guidance note 1)

	CLEARED PERFORMANCE AREA WITHIN A DISUSED WAREHOUSE ON THE LOWER FLOOR OF 84 LONG LANE FOR THE SAKE OF THEATRE PERFORMANCES WITH THE RETAIL OF ALCOHOL.
--	---

Please select the range of the number of people expected to attend the premises at any one time.

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

	Less than 5000
If 5,000 or more people are expected to attend the premises at any one time. Please state the number expected to attend	

Operating Schedule part 2

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

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

Provision of regulated entertainment

	a) plays

Provision of late night refreshment

--	--

Supply of alcohol

	j) Supply of alcohol
--	----------------------

A - Plays

Will the performance of a play take place indoors or outdoors or both? (Please read guidance note 2)

	Indoors
--	---------

Please give further details here (Please read guidance note 3)

	Immersive theatre performances for small audiences.
--	---

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

Standard days and timings for Plays (Please read guidance note 6)

Day	Start	Finish
Mon	18:00	23:00
Tues	18:00	23:00
Wed	15:00	23:00
Thur	18:00	23:00
Fri	18:00	01:00
Sat	18:00	02:00
Sun	15:00	23:00

State any seasonal variations for performing plays (Please read guidance note 4)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed. (Please read guidance note 5)

	N/A
--	-----

J - Supply of Alcohol

Will the supply of alcohol be for consumption (Please read guidance note 7)

	On the premises
--	-----------------

Standard days and timings for Supply of alcohol (Please read guidance note 6)

Day	Start	Finish
Mon	18:00	23:00
	00:00	00:00
Tues	18:00	23:00
	00:00	00:00
Wed	15:00	23:00
	00:00	00:00
Thur	18:00	23:00
	00:00	00:00
Fri	18:00	01:00
	00:00	00:00
Sat	18:00	02:00
	00:00	00:00
Sun	15:00	23:00
	00:00	00:00

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

State any seasonal variations for the supply of alcohol (Please read guidance 4)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 5)

	N/A
--	-----

Please upload the consent form completed by the proposed premises supervisor

	DPS-Scan.jpeg
--	---------------

Premises Supervisor

Full name of proposed designated premises supervisor

First names	Bertie
Surname	Watkins

Address of proposed designated premises supervisor

Street number or Building name	[REDACTED]	
Street Description		
Town		
County		
Post code		

Personal licence number of proposed designated premises supervisor, if any,

Personal licence number (if known)	[REDACTED]
Issuing authority (if known)	Wandsworth

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)

	N/A. There will be no entertainment that would be unsuitable for minors.
--	--

L - Hours premises are open to public

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

Hours premises are open to the public (standard timings Please read guidance note 6)

Day	Start	Finish
Mon	18:00	00:00
Tues	18:00	00:00
Wed	15:00	00:00
Thur	18:00	00:00
Fri	18:00	01:30
Sat	18:00	02:00
Sun	15:00	00:00

State any seasonal variations (Please read guidance note 4)

N/A

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 5)

N/A

M - Steps to promote four licencing objectives

a) General - all four licensing objectives (b,c,d,e) (Please read guidance note 9)

	<p>Strong management controls and effective training of all staff so that they are aware of the premises licence and the requirements to meet the four licensing objectives with particular attention to:</p> <p>a) No selling of alcohol to underage people b) No drunk and disorderly behaviour on the premises c) Zero tolerance drug policy d) No violent and/or anti-social behaviour e) No harm to children</p> <p>-Operating Schedule; providing the hours of operation and licensable activities during those hours. -Strictly limited amount of audience allowed on site at any time. -Ticketed event – not publically accessible. -Designated premises supervisor confirmed it is obligated to be in day-to-day control of the premises, to provide good training for staff on the Licensing Act (Training Record), to make or authorize each sale. -Clear "Challenge 25" information to prevent the supply of alcohol to under-age drinkers. -CCTV in place in suitable locations -SIA trained supervisor to be on site during operation hours. -External lighting -Specific controls on monitoring underage individuals -Personal belongings to be supervised and any prohibitive protocols to be in place at all times. -No public access to the venue at any time. -Venue to be fully risk-assessed and signed off by health and safety. -All safety measures to be in place at all times – any risk reductions to be implemented before there is any access to the venue by public. -Noise reduction protocols implemented at all times – noise levels to not to exceed legal levels (av. 200DB).</p>
--	---

	<p>-No public to be positioned outside of the venue for prolonged amount of time (over 1hour).</p> <p>All appropriate authorities notified:</p> <ul style="list-style-type: none"> -Chief Officer of Police -Fire Authority -Health and Safety Authority -Planning Authority -Environmental Health -Child Protection Body -Weights and Measures Inspectors <p>As a premise we know that it is necessary to carry out our functions or operate our businesses with a purpose of promoting these objectives. We promise to support these objectives through our operating schedules and other measures (including staff training and qualifications, policies, and strategic partnerships with other agencies)</p>
--	---

b) the prevention of crime and disorder

	<ul style="list-style-type: none"> -Duty Manager to be on site at all times. -Venue to be locked down at all times when not in use. -No door to be left open at any times – fire exits checked every evening. -Theft reduction policy implemented. -All valuables to be stored in secure locations (safe deposit box) -SIA Supervisor on site at all times of regulated entertainment. -Anti theft protocols to be implemented at all times – hooks under tables, written warnings advising audience on how to reduce theft. All crime to be immediately reported to police. -Lost and found policy understood and maintained by staff. -CCTV - to in place at appropriate positions to ensure the duty manager can perceive the whole venue at all times. -CCTV to be checked and reviewed weekly. -External Lighting – in appropriate places to ensure that any criminal behaviour is captured on CCTV. -Distinctive dress code for staff to ensure that no one is mistaken or allowed access to the venue. -Every staff member to be in radio contact with each other to ensure efficient communication between company members. -Holding the right to refuse entry – SIA trained staff will be able to refuse anyone entry due to overcrowding, disorderly behaviour or possession of illegal substances/objects. -Strict admissions policy for managing door – ticked events only. -Effective Security Policy implemented in response to the risk assessment. -Work closely with the police to ensure the safety of audiences at all times. -Staff members trained in the security policy and any security breaches need to be recorded by staff. -Premises need to be swept frequently by the duty manager for any suspect packages, broken glass, obstructions or criminal behaviour hourly. -Alternative to glass drink vessels. -It will be open a limited amount of time and never open to the public, only audience members holding tickets will be admitted. -SIA trained staff to supervise the door and maintain entry into the venue and ensure that all licensing objectives to be implemented at all times. -Removal of disorderly individuals from site by SIA trained staff. -All disorderly individuals will be led away from the site to the nearest bus stop or taxi rank – no drunk and disorderly individual will be left outside the venue. -Close contact with the police to ensure any response is swift. -Zero tolerance drug policy - door search of bags and persons for any illegal substances or objects. -Security checks performed monthly. -Daily briefings and debriefings with all staff by duty manager.
--	--

c) public safety

	<p>-General safety of staff and public - implementing a full risk assessment. Risks and hazards should be identified within the venue and precautions should in place before</p>
--	--

	<p>any audience enter the venue.</p> <ul style="list-style-type: none"> -All staff should be made aware of the risk assessment and the precautionary measures within. -A copy of the risk assessment should be kept in the premises at all times. -Full health and safety check to take place. -Risk Assessment Objectives enforced. -First Aid – fully stocked first aid boxes should be on site at all times. -A first aider will be on site at all times to treat minor incidents. -All staff trained in first aid protocols – venue to be in close contact with the local ambulance service. -Ambulance access available and unblocked at all times. -First Aid room to be provided as a safe place when audiences have injured themselves. -Temperature to be kept at an optimum level. -All available temperature controls to be implemented at all times. -Duty manager to be on site at all times and to adjust the temperature to an optimum level. -Overcrowding – only a certain amount of audience members allowed into the venue at one time. -Audience arrival time staggered to avoid congestion. -Ticketed access to prohibit overcrowding. -Door counters held by duty manager to count the amount of audiences within venue. -Refuse – any refuse will need to be disposed of efficiently and appropriately. -All staff trained in waste disposal. -Regular collections to take place to ensure no refuse build up. -Glass collection to take place at all times by trained staff – staff to be trained in glass collection policy to avoid obstruction. -Checks to take place by Duty Manager hourly to ensure to glass build up. -Spillages and broken glass to be cleaned up immediately. -Bottle bins should be secured at all times to ensure no public can access them. -Fire detection system to be implemented and evacuation procedure to be practised monthly. -Fire risk assessment to identify any possibly causes of fire and reductions implemented to ensure fire does not occur. -Fire exits to be maintained and unobstructed at all times. -Staff trained in fire safety and fire marshals to be on site at all times of public access. -Continuous training to take place in regards to changing of policy. -Regular checks on equipment to make sure there are no defaults that could cause fire, injury or incident. -Written incident policy implemented and understood by all staff. -Any incident to be recorded and reviewed monthly to ensure smooth running of venue. -Smoking policy – staff to be trained in the legalities of smoke free areas. -Removal of any individual that does not abide by the laws.
--	--

d) the prevention of public nuisance

	<ul style="list-style-type: none"> -Noise management policy implemented and enforced. -Noise levels kept to a minimum. -Staggered Audiences to ensure there are no queues outside the venue. -SIA Trained supervisors to be outside at all times to ensure the noise levels are reduced and to disperse any audience that are staying outside the venue. -Audience exiting the venue will also be staged at all times – no mass exit at any time – controlled by the duty manager. -Doors and windows closed when appropriate. -Mechanical means of ventilation put in place. -Sound limiting devices to be in possession by DPS or Licence Holder to ensure maximum volume isn't exceeded. -And speakers used to have rubber speaker mounts to prohibit any structural borne noise. -Noise monitoring to take place weekly by the duty manager. -Noise management policy to be recorded at all times. -Contact number provided for local residents so they can report any noise issues – phone to be on the duty manager's persons at all times. -Visible signage informing audience of local residents and to ask to keep noise levels to a minimum displayed around the outside of the premises. -Limited amount of smokers allowed into open space. -Smoking areas to be away from residential areas.
--	--

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

	<ul style="list-style-type: none"> -Prohibit loitering by smokers by taking drinks from them. -Staff to be sent home immediately after the event. -Staff to depart from the venue appropriately. -Deliveries to take place during the day and not at inappropriate times. -No debris to be outside the venue—duty manager to ensure that there is any rubbish outside the venue at any time. -No drinks promotions to take place at any time. -Drinks to be priced responsibly and in accordance to London wide net price. -Staff training on the effects of alcohol and how to spot early signs of customers becoming drunk should be provided to give them the knowledge and confidence to deal with drunken patrons. -Staff should be aware of their responsibilities in regards to the Licensing Act 2003 and recognise appropriate 'cut off' points for serving drunken customers. -Staff to continuously to assess the behaviour of audience and the amount of alcoholic influence they are under. -All sales of alcohol to be approved by a Personal License holder. -A duty of care policy implemented to ensure the safety of any individual suffering from the over intoxication of alcohol -Drink awareness posters placed around venue. -Audience contained within building -Free taxi cab phone service provided by venue.
--	--

e) the protection of children from harm

	<ul style="list-style-type: none"> -A documented policy setting out measures ensuring the protection of children from harm. -All staff to be informed and trained of the policy and it to be enforced by duty manager, designated premises supervisor and license holders. -Restrict access to children – no children to be allowed within the venue after performances have finished. -Restrict access to the bars for children. -Challenge Policy – anyone who looks under 25 will be challenged by bar staff. -No ID, no sale policy implemented. -Only accept photographic evidence of age – Driving licenses, passports, or PASS cards. -Prominently advertise the policy in protecting children from harm. -Posters informing audience of the illegality of proxy buying and any members identified, as doing so will be removed by SIA approved supervisor. -No advertisement to target underage individuals at any times. -Regular enforcing of policy by staff and training implemented monthly. -Refusals Book to be implemented and completed at any time, no audience member can prove their age. -Book to state, date and description of person attempting to buy alcohol and the name of the staff member who refused sale. -Book to be available for any police enforcement officer who requests it. -Staff training to ensure they understand the Licensing Act 2003 and be comfortable in refusing sale. -Children to be closely monitored by parent or guardian. -No underage child to be allowed on site alone - no under 16s on site without a responsible parent or guardian. Under 16s not allowed into bar area after production. -Wristbands issued for underage individuals. -Staff trained to challenge.
--	---

Please upload a plan of the premises

	Measured-Survey-Premises-Licence.pdf
--	--

Please upload any additional information i.e. risk assessments

	RISK-ASSESSMENT-84-LONG-LANE.docx
--	---

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

Checklist

	I have enclosed the plan of the premises. 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.
--	--

Declaration

I agree to the above statement

	I agree
PaymentDescription	
AuthCode	
LicenceReference	
PaymentContactEmail	

The information you provide will be used fairly and lawfully and Southwark Council will not knowingly do anything which may lead to a breach of the Data Protection Act 1998.

AREA PLAN

74-84 LONG LANE
LONDON, SE1

Ground Floor

Net Internal Area

OFFICE	99.6 sq m	1008 sq ft
STORAGE	796.4 sq m	8529 sq ft
ANCILLARY	17.1 sq m	184 sq ft

TOTAL NIA: 903.1 sq m 9721 sq ft

The following has been INCLUDED in the TOTAL NIA:

Steps	2.5 sq m	27 sq ft
Tenant Toilets	7.5 sq m	81 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Restricted Headroom	1.4 sq m	15 sq ft
Tenant Mezzanines	427.2 sq m	4586 sq ft
Totals	18.5 sq m	199 sq ft

Gross Internal Area

GIA	1003.9 sq m	10906 sq ft
-----	-------------	-------------

TOTAL GIA: 1003.9 sq m 10806 sq ft

- 0.00 FLOOR TO CEILING HEIGHT (METRES)
- 90.00 FLOOR TO BEAM HEIGHT (METRES)
- 90.00 FLOOR TO RIDGE HEIGHT (METRES)

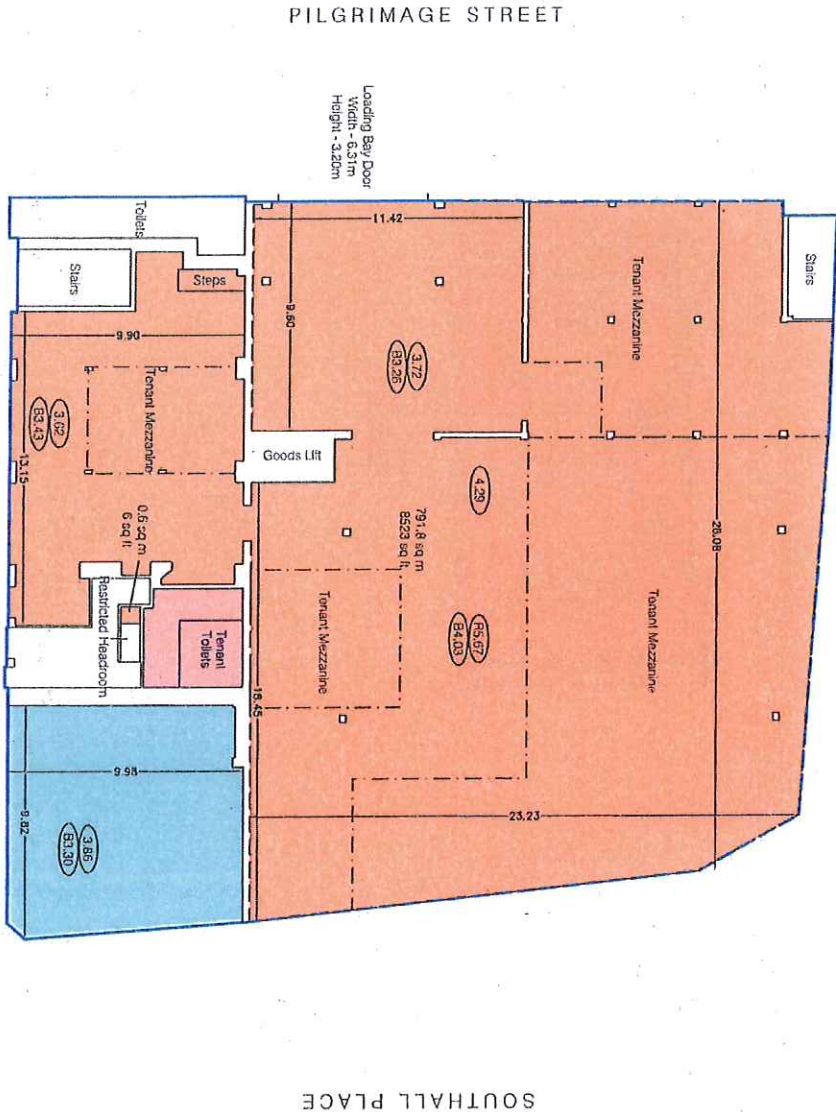
Dwg No. 31667-AG

Issue A June 2014

Scaled for presentation purposes



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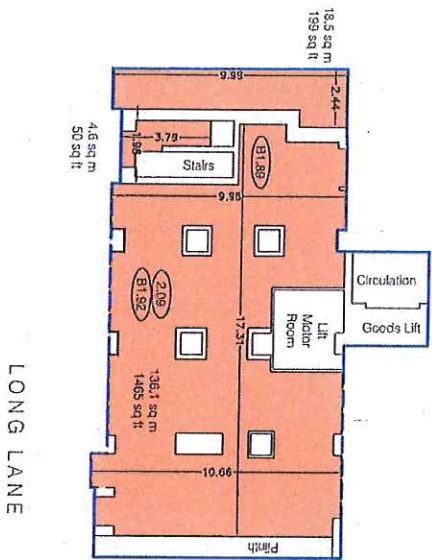


Condition of Sale:
Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out

Notes:
This drawing complies with the 6th edition of the RICS code and indicates the extent of the works quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.
Quoted line denotes assumed wall line. Wall line inaccessible at the time of survey.

Revisions:
A - Original Issue (June 2014)

PILGRIMAGE STREET



SOUTHALL PLACE

AREA PLAN

74-84 LONG LANE
LONDON, SE1

Basement

Net Internal Area	
STORAGE	159.2 sq m / 1714 sq ft

TOTAL NIA: 159.2 sq m / 1714 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Circulation	7.4 sq m / 80 sq ft
Plinths	12.9 sq m / 139 sq ft

Gross Internal Area

GIA	220.1 sq m / 2369 sq ft
-----	-------------------------

TOTAL GIA: 220.1 sq m / 2369 sq ft

Condition of Site:
Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cut A Re-Use

Note:
This drawing complies with the 6th edition of the BCS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a standard digital CAD format.
Dashed line denotes assumed wall line. Wall line infeasible at the time of survey.

Revisions:
A - Original Issue (June 2014)

- FLOOR TO CEILING HEIGHT (METRES)
- FLOOR TO BEAM HEIGHT (METRES)

Dwg No. 31667-AB

Issue A June 2014

Scaled for presentation purposes

Plowman Craven
Regulated by RICS

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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: 020 7232 6756

Email: SouthwarkLicensing@met.police.uk

Our reference: MD/21/2830 /16

Date: 30/06/ 2016

Re:- Colab Theatre Basement to first floors 74-84 Long Lane SE1 4AU

Dear Sir/Madam

Police are in receipt of an application from the above for a new premises licence open to the public for the provision of plays and the sale of alcohol for the following hours of operation.

Mon-Tue	18:00 to 23:00
Wed-Thu-Sun	15:00 to 23:00
Fri-Sat	18:00 to 22:00

These premises are situated within the cumulative impact area and as such require special consideration from the applicant as to how they intend to reduce any potential impact on the licensing objectives. The application does list a number of potential control measures but lacks specific detail and as such makes it difficult to provide full comment on the application.

It is also noted that the application does not address or provide sufficient detail as to why the hours for operation are substantially greater than those recommended by Southwark's 2016 Licensing Policy.

With the limited detail contained in the application I am reluctant at this stage to offer any suggestions as to suitable control measures. At this stage Police object to this application and await further detail and clarification as to the exact control measures the premises intend to put in place

Kind Regards

PC Ian Clements 362MD

MEMO: Licensing Unit

To Licensing **Date** 29 June 2016

Copies

From David Franklin **Telephone** 020 7525 5800

Email david.franklin@southwark.gov.uk

Subject Colab theatre, 74-84 Basement to First Floors Long Lane SE1 4AU

I make this representation with regards to the new application for a premises licence by Colab Theatre Ltd for Colab theatre, 74-84 Basement to First Floors Long Lane SE1 4AU under the grounds of prevention of public nuisance, prevention of crime and disorder and protection of children from harm.

My representation is based on the Southwark Statement of Licensing policy 2016 – 2020 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

The application describes the premises as a "cleared performance area within a disused warehouse on the lower floor of 84 Long Lane for the sake of theatre performances with the retail of alcohol".

The application asks for the licensable activities of Plays indoors and the Sale of alcohol on the premises for the following times:

	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Activities	18:00 to 23:00	18:00 to 23:00	15:00 to 23:00	18:00 to 23:00	18:00 to 01:00	18:00 to 02:00	15:00 to 23:00
Opening hours	18:00 to 00:00	18:00 to 00:00	15:00 to 00:00	18:00 to 00:00	18:00 to 01:30	18:00 to 02:00	15:00 to 00:00

The applicant has provided conditions within the operating schedule with a view to rebut the presumption to refuse the licence and I ask that members consider if this information is sufficient to consider granting the application.

Should members consider that the operating schedule proposed by the operators are sufficient to prevent the operation of the premises contributing to crime and disorder and public nuisance within the policy area then I can confirm that under section seven (from page 137) of the statement of policy on hours of operation will apply.

The premises is within residential area, section 7 of the Southwark Statement of Licensing policy 2016 – 2020 recommends closing times for various categories of premises in table 2 (page 38/39).

The suggested closing times for Cinemas and Theatres in a residential area is 23:00 hours, this is exceeded on every day by the application.

I therefore recommend that the closing time for the premises should be 23:00 hours every day with licensable activities finishing 30 minutes earlier to allow patrons time to finish any drinks and leave the premises over a period of time.

The operating schedule offers actions that could be reworded into manageable conditions, including that the use will be for ticketed events, I would recommend therefore that the sale of alcohol is restricted only to audiences and participants of the theatrical performances.

David Franklin
Licensing Authority as a Responsible Authority

MEMO: Health & Safety Unit

To Licensing **Date** 30th June 2016

Copies

From Ian Farrington **Telephone** 020 7525 0227 **Fax** 020 7525 5705

Email ian.farrington@southwark.gov.uk

Subject: Colab Theatre – 74 Long Lane

I write in reference to the application made by **Colab Theatre Ltd** for a Licence for the premises:-

COLAB THEATRE
Basement to First Floors
74-84 Long Lane
London
SE1 4AU
ID: 21399.

I have read the application and visited this premises on 24th June, and I have concerns as to the suitability of this premises.

I understand that the intention is to use the space for rehearsal studios and immersive theatre.

At present I am not satisfied that there are suitable control measures in place for all hazards identified as part of the managements risk assessment.

In particular I am concerned by slip and trip hazards present, which may lead to a fall, and the presence of low ceilings caused by the mezzanine floors that pose a hazard to persons present.

General maintenance such as maintenance of the toilet facilities appeared to be poor.

There was no evidence of an electrical safety certificate for the premises, nor did the boiler appear to have a service record.

There does not seem to be any emergency lighting, and there was no clear explanation of the emergency evacuation procedure, including the evacuation of wheelchair users or others that need assistance.

Finally there does not appear to be a maximum accommodation level calculated for the venue, it is understood that the venue is more likely to be used for promenade performances rather than seated performances, this may lead to crowd control issues, and an indication of how this would be managed should be provided.

I would like to suggest that if a License is granted that it be on condition:-

That clarification on the above issues are addressed.

That any temporary structures are constructed in accordance with the Institute of Structural Engineers Guidance.

That before the commencement of any new production a thorough site specific risk assessment is carried out to assess the suitability of the production for the venue.

Until these matters are settled I would like you to take my representation into consideration when determining your departments decision on this application.

**Ian Farrington –
Principal Enforcement Officer**

Ian Farrington - Principal Enforcement Officer (Health and Safety)

Postal address:Community Safety & Enforcement, Floor 3, Hub 1, PO Box 64529, London SE1P 5LX

Office Address (for meetings and deliveries), 160 Tooley Street, London, SE1 2TZ

1

-----Original Message-----

From: Eastham, Karl

Sent: Wednesday, June 29, 2016 7:26 PM

To: Regen, Licensing; Mills, Dorcas; Franklin, David

Cc: Luthra, Vijay; Dennis, Helen

Subject: Objection

Dear Licensing Team

I am writing in respect to the application from Colab Theatre for a license to supply alcohol and provide regulated entertainment at 74 Long Lane (Lower floor and basement area), SE1 4AU. The application is for opening hours throughout the week but for a late license on Friday and Saturday to supply alcohol and entertainment until 1am on Friday/Sat morning, closing at 1.30am and until 2am on Sat night/Sun morning, closing at 2.30am.

Whilst not objecting in principle to a theatre and bar on this site, I am very concerned by the proposed opening hours in a heavily residential area. There are a number of very nearby flats on Long Lane including Halling House, and on Pilgrimage Street and we are worried, drawing on our experience from other parts of the ward, that a late license in a residential area will cause unnecessary public nuisance, particularly from the noise which will result from people entering and leaving the theatre/club, and also create the potential for crime and disorder, especially arising from alcohol consumption late at night.

We hope that the Committee will take into account the residential nature of the area when deciding on this application, and assess the applicant's willingness to proactively take measures to reduce the likelihood of anti-social behaviour and noise disturbance. It would also be very helpful to have information about the anticipated capacity at the theatre so that we can fully understand the likely impact.

I believe it would be more appropriate and in keeping with other entertainment venues in the vicinity for a license to be granted to 11pm.

Yours sincerely

Cllr Eastham
Karl Eastham
Chaucer Councillor

From: Dennis, Helen
Sent: Thursday, June 30, 2016 9:13 AM
To: Regen, Licensing
Cc: Eastham, Karl; Luthra, Vijay
Subject: Objection - Colab Theatre

Dear Licensing Team

Further to the email from Cllr Karl Eastham, I am also writing in respect to the application from Colab Theatre for a license to supply alcohol and provide regulated entertainment at 74 Long Lane (Lower floor and basement area), SE1 4AU. The application is for opening hours throughout the week but for a late license on Friday and Saturday to supply alcohol and entertainment until 1am on Friday/Sat morning, closing at 1.30am and until 2am on Sat night/Sun morning, closing at 2.30am.

Whilst not objecting in principle to a theatre and bar on this site, I am very concerned by the proposed opening hours in a heavily residential area. There are a number of very nearby flats on Long Lane including Halling House, and on Pilgrimage Street and I am worried, drawing on our experience from other parts of the ward, that a late license in a residential area will cause unnecessary public nuisance, particularly from the noise which will result from people entering and leaving the theatre/club, and also create the potential for crime and disorder, especially arising from alcohol consumption late at night.

We hope that the Committee will take into account the residential nature of the area when deciding on this application, and assess the applicant's willingness to proactively take measures to reduce the likelihood of anti-social behaviour and noise disturbance. It would also be very helpful to have information about the anticipated capacity at the theatre so that we can fully understand the likely impact, as well as information on whether smokers are likely to gather outside on the corner (in the absence of an outdoor space within the venue).

Yours sincerely

Cllr Helen Dennis

From: [REDACTED]
Sent: Friday, June 17, 2016 2:57 PM
To: Regen, Licensing
Subject: club opening permission at pilgrimage street SE14LL

TO WHOM IT MAY CONCERN

Dear Sir/Madam,

I write with regards to application from Cobalt theatre to open a night club on pilgrimage street London SE1 4LL. I write as a resident living right opposite this site and believe it is a ridiculous idea to have a club in a residential area. we have a pub operating in this area and I will honestly tell you that we don't have a peaceful time during the weekends as a result of the noise. Now we have to deal with the thought of having a night club in our residential area. we do get party revellers making noise and disturbing the neighbourhood during the weekend. The thought of having a club next to my window is already thought provoking and I think this I is going to disturb our peace and neighbourhood if this license is permitted and would urge you to please consider the people living close to this venue and the entire residential area before giving this permission. it is a residential area and I think its not a good idea.

kind Regards [REDACTED]

The email you received and any files transmitted with it are confidential, may be covered by legal and/or professional privilege and are intended solely for the use of the individual or entity to whom they are addressed. If you have received this in error please notify us immediately. If you are not the intended recipient of the email or the person responsible for delivering it to them you may not copy it, forward it or otherwise use it for any purpose or disclose its contents to any other person. To do so may be unlawful. Where opinions are expressed in the email they are not necessarily those of Southwark Council and Southwark Council is not responsible for any changes made to the message after it has been sent.

From: [REDACTED]
Sent: Thursday, June 30, 2016 10:14 AM
To: Regen, Licensing
Cc: [REDACTED]
[REDACTED]
Subject: Objection to Application for premises license number 852442

Dear Sir or Madam,

Objection to Application for premises licenses, club registration, and reviews details for license number 852442

I have just seen the above application for a variation of a premises license on the street i live in.

I have been travelling for the past month so have only just seen this application. The deadline to respond in writing is tomorrow. I will submit a letter tonight but am emailing to register my objection before the deadline.

[REDACTED]

The reasons for my objecting to the license are as follows:

- Pilgrimage Street and Long Lane are residential streets. The applicant's premises has entrances on both Pilgrimage Street and Long Lane. The consumption of alcohol outside the entrances or noise created while people are smoking / queuing outside the entrances will create a public nuisance on these residential streets through increased noise levels. Additionally, post the hours of permitted alcohol sale, customers will create additional noise as they exit the venue at antisocial hours for a residential street. I would like to propose the below times for opening hours, hours which plays can be performed and hours alcohol served as reasonable hours for a residential street:

Monday to Thursday 17:00 to 22.00

Friday 17:00 to 23.00

Saturday 17:00 to 23.00

Sunday 15.00 to 22.00

In addition to resolving the public nuisance, this will protect children from being kept awake throughout the week and limit their exposure to individuals consuming alcohol.

- There is no limit on the number of people who can be served alcohol. This means the potential level of noise and disturbance is uncapped / unlimited. This is not acceptable.
- I would like to confirm that Amplified Music is not able to be played at this venue. The application does not mention it, however i would like to expressly ask that Amplified Music is NOT permitted at the premises at any time.

I have been asked by several of my neighbors to object on their behalf. I have copied them into this email. Their names are:

From: [REDACTED]
Sent: Wednesday, June 29, 2016 6:58 PM
To: Regen, Licensing
Subject: Objection to Licensing Application number: 852442

Dear Sir or Madam,

Objection to Application for premises licenses, club registration, and reviews details for license number 852442

I have just seen the above application for a variation of a premises license on the street i live in. The deadline to respond in writing is tomorrow. I will submit a letter tomorrow but am emailing to register my objection, before the deadline.

I live in [REDACTED]

The reasons for my objecting to the license are as follows:

- Pilgrimage Street and Long Lane are residential streets. The applicant's premises has entrances on both Pilgrimage Street and Long Lane. The consumption of alcohol outside the entrances or noise created while people are smoking / queuing outside the entrances will create a public nuisance on these residential streets through increased noise levels. Additionally, post the hours of permitted alcohol sale, customers will create additional noise as they exit the venue at antisocial hours for a residential street. I would like to propose the below times for opening hours, hours which plays can be performed and hours alcohol served as reasonable hours for a residential street:

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In addition to resolving the public nuisance, this will protect children from being kept awake throughout the week and limit their exposure to individuals consuming alcohol.

- There is no limit on the number of people who can be served alcohol. This means the potential level of noise and disturbance is uncapped / unlimited. This is not acceptable.
- I would like to confirm that Amplified Music is not able to be played at this venue. The application does not mention it, however i would like to expressly ask that Amplified Music is NOT permitted at the premises at any time.

With best wishes

[REDACTED]

From: [REDACTED]
Sent: Wednesday, June 29, 2016 12:31 PM
To: Regen, Licensing
Subject: Fwd: Rug Factory Long Lane

----- Forwarded message -----

From: [REDACTED]
Date: Wed, Jun 29, 2016 at 12:27 PM
Subject: Rug Factory Long Lane
To: licensing@southwark.gov.uk

Hello my name is [REDACTED] Secretary of Tabard Central TRA and I am emailing you in protest of the Rug Factory number 74 Long Lane seeking permission for a license to changes for a Theater plus Restaurant and most importantly a Night Club. Many people in the local area are very concerned over noise issues and anti social behaviour that might evolve over a night club with a license for long opening hours. We are holding a General meeting on the 12th of July at 7pm Hankey Hall, Hankey Place to discuss the matter and we be starting a petition. I apologize for this inconvenience but the local community are our main concern many thanks yours [REDACTED] Secretary of Tabard Central TRA.

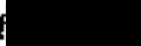
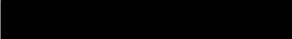


30th June 2016

The Licensing Service
Licensing Team
Regulatory Services
3rd Floor Hub 1
PO Box 64529

Dear Sir or Madam,

Re: Objection to Application for premises licenses, club registration, and reviews details for license number 852442 COLAB Theatre Ltd

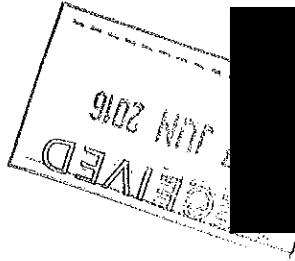
I am writing regarding the above application as resident of 
 to make the following objections and comments.

The venue in question is situated both in Pilgrimage Street and Long Lane. Long Lane is a residential street which includes families, workers and children whose sleep would be disrupted by a late-night license. Therefore I would propose that permitted sales of alcohol do not go beyond 23.00hrs Monday to Saturday and 22.00 on Sunday. I am also assuming that there would be no license to consume alcohol on the pavement outside the building.

I would also ask that amplified music is not played at this venue at any time.

Yours faithfully



26 June 2016

Objection to;

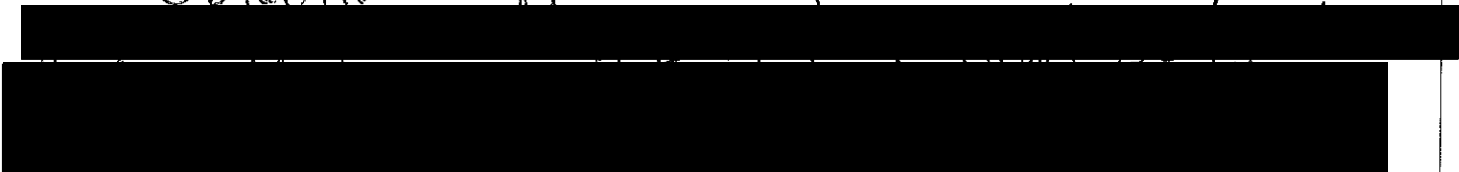
Licencing Application for Colab Theatre, 74, Long Lane, London, SE1 4AV

This is a residential area, commercial activity during working hours and some recreational activity in the evenings is acceptable, a Night Club is not!
Noise at unsocial hours, the inevitable disruption caused by outdoor smokers, the late night traffic and raised voices, the litter, non of these disruptions are acceptable.
Whether actual or not, the perceived intrusion of criminal agents will be an unacceptable burden on the neighbourhood, neighbours who have the right to rest at home unburdened by the activities of others.
Derelict postindustrial areas or High Street, City Centers are more suitable for Night Clubs. Residential Neighbourhoods are for quiet , respectful living.

Yours sincerely,



Objection supported by;

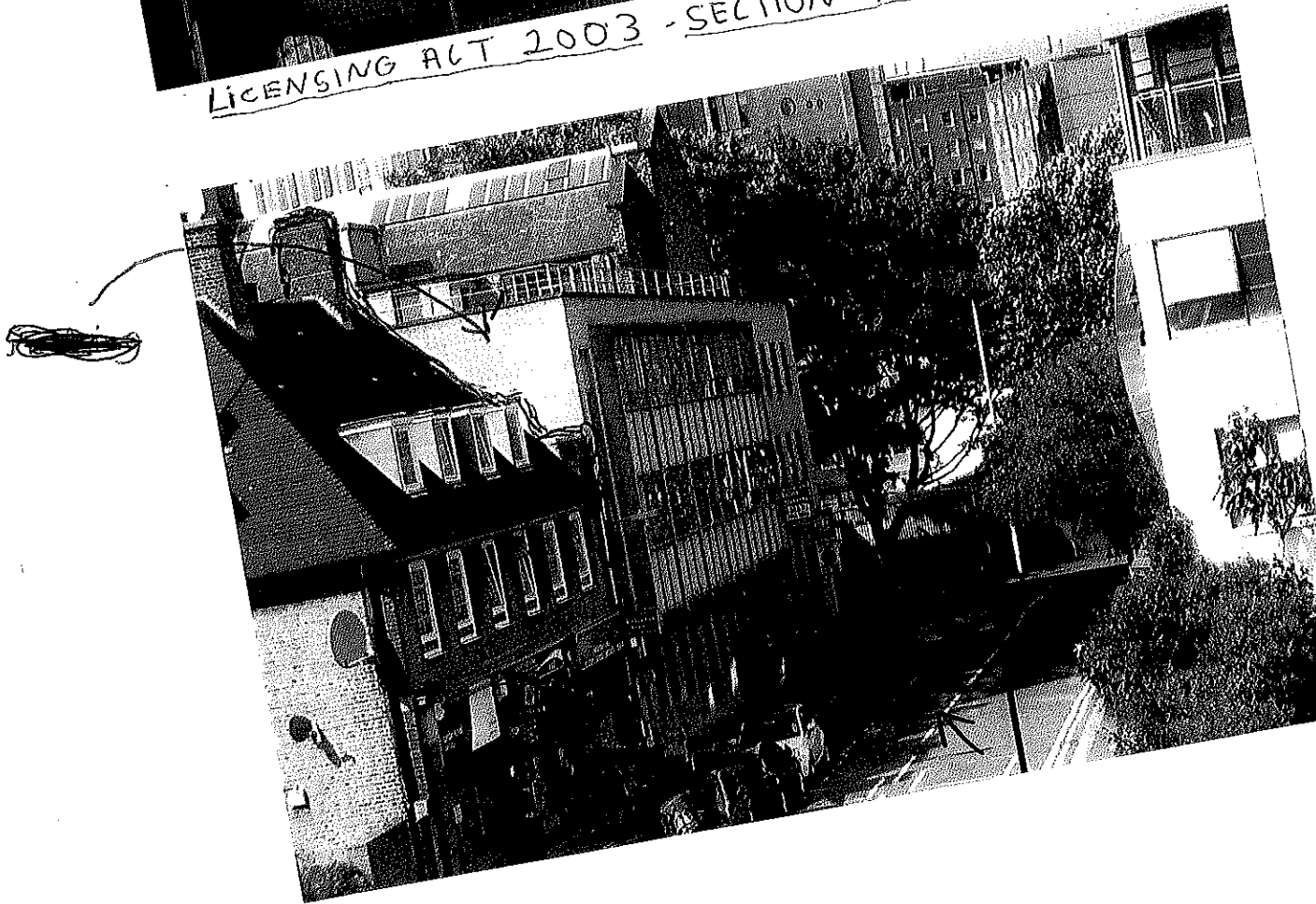


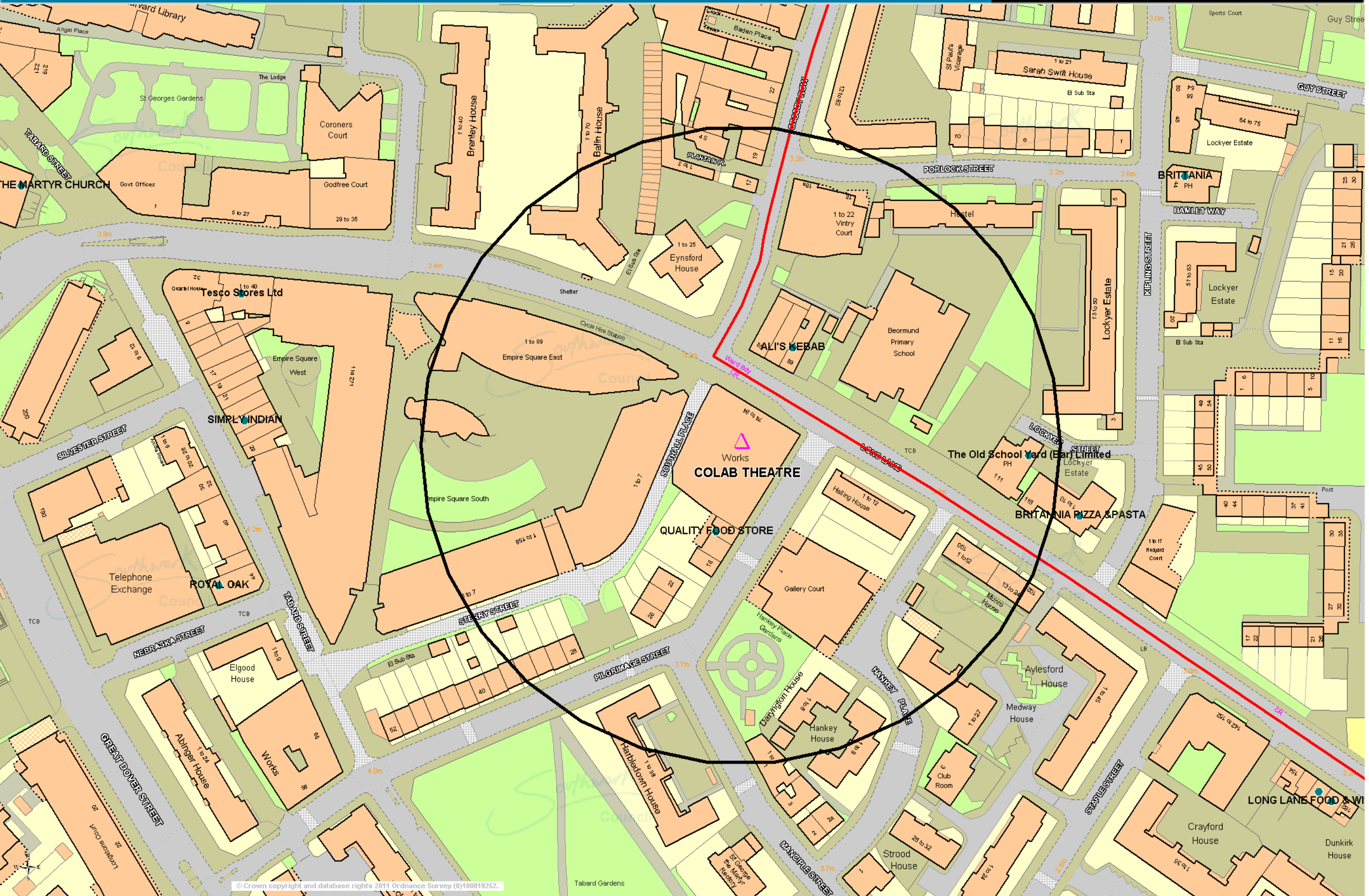
COLAB THEATRE

74-84 LONG LANE LONDON SE1-4AU
ALCOHOL-ENTERTAINMENT NIGHT CLUB
THEATRE RESTAURANT



LICENSING ACT 2003 - SECTION 71





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