

Licensing Sub-Committee

Monday 8 August 2016

10.00 am

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Membership

Councillor David Hubber
Councillor Lorraine Lauder MBE
Councillor Eliza Mann

Reserves

Councillor Sandra Rhule

INFORMATION FOR MEMBERS OF THE PUBLIC

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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: 29 July 2016



Licensing Sub-Committee

Monday 8 August 2016
10.00 am

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
1.	ELECTION OF CHAIR	
	To elect the chair for this meeting.	
2.	APOLOGIES	
	To receive any apologies for absence.	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
4.	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.	
5.	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.	
6.	LICENSING ACT 2003: STAY, 56 GOLDSMITH ROAD, LONDON SE15 5TF	1 - 29
7.	LICENSING ACT 2003: OLD THAMESIDE INN, PICKFORD WHARF, CLINK STREET, LONDON SE1 9DG	30 - 93

Item No.	Title	Page No.
8.	LICENSING ACT 2003: SAMA, UNIT C, 242 BLACKFRIARS ROAD, LONDON SE1 9UF	94 - 180

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: 29 July 2016

Item No. 6.	Classification: Open	Date: 8 August 2016	Meeting Name: Licensing Sub-Committee
Report Title		Licensing Act 2003: Stay, 56 Goldsmith Road, London SE15 5TF	
Ward(s) of group(s) affected		Peckham	
From		Strategic Director of Environment and Leisure	

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Mr Richard Robinson for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Stay, 56 Goldsmith Road, London SE15 5TF.
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 11 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 12 to 16 of this report deal with the representations submitted in respect of the application. Copies of the representations submitted by responsible authorities are attached to this report in Appendix B. A map showing the location of the premises is attached to this report as Appendix C.
 - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

3. The Licensing Act 2003 provides a licensing regime for:
 - The sale of and supply of alcohol
 - The provision of regulated entertainment
 - The provision of late night refreshment.
4. Within Southwark, the licensing responsibility is wholly administered by this council.
5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:

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

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 14 June 2016, Mr Richard Robinson applied to this council for the grant of a premises licence in respect of Stay, 56 Goldsmith Road, London SE15 5TF. The application states that the premises will operate as "*an all day cafe/restaurant offering a new and exciting food and drink offering.*" The application further states that the premises will deliver "*a simple but delicious menu that caters for a currently under-served area of Peckham.*"
9. The application and is summarised as follows:
- **Recorded music and live or recorded music**
Monday to Thursday from 07:00 to 23:00
Friday and Saturday from 07:00 to 00:00 (midnight)
Sunday from 08:00 to 23:00
 - **Supply of alcohol (on sales)**
Monday to Thursday from 07:00 to 23:00
Friday and Saturday from 07:00 to 01:00
Sunday from 08:00 to 23:00
 - **Late night refreshment**
Friday and Saturday from 23:00 to 01:00 the following day
 - **Opening hours**
Monday to Thursday from 07:00 to 23:30
Friday and Saturday from 07:00 to 01:30 (the following day)
Sunday from 08:00 to 23:30

- **Seasonal variations**

To allow all licensable activities until 03:00 on New Year's Day

10. The premises licence application form provides the applicant's operating schedule. Parts E, F, I, J, K, L, and M of the operating schedule set out the proposed licensable activities, operating hours and operating control measures 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 any licence granted subsequent to the application. A copy of the application is attached to this report in Appendix A.

Designated premises supervisor

11. The designated premises supervisor (DPS) in respect of the application is Richard Robinson who holds a personal licence issued by Southwark Council.

Representations from responsible authorities

12. The Metropolitan Police Service (MPS) have submitted a representation requesting that various control measures are included into the application and that these control measures shall become conditions on any licence granted subsequent to the application. The MPS contend that the control measures proposed by them will assist in the prevention of crime and disorder. The police representation states that the hours applied for "*fall within the current council policy*" and that the premises are "*located in the Peckham Saturation Zone.*"

N.B. According to this council's statement of licensing policy the premises are located in a residential area. Therefore the closing times proposed in the application exceed the closing times suggested for the premises in the statement of licensing policy. The latest closing times suggested for the premises in the statement of licensing policy are 23:00 each day of the week.

13. This council's trading standards service (TS) have submitted a representation requesting that various control measures are included into the application and that these control measures shall become conditions on any licence granted subsequent to the application. TS contend that the control measures proposed by them will assist in the protection of children from harm. TS would also like the applicant to address the issue of children in the premises in relation to the time of day and also children being accompanied or otherwise by adults.
14. This council's public health directorate (PHD) have submitted a representation objecting to the application. The representation is submitted in respect of the prevention of crime and disorder, the prevention of public nuisance and the protection of public safety licensing objectives. The representation states that "*...Early-morning alcohol purchasers are more likely to be alcohol misusers and may thereby contribute to antisocial behaviour such as street drinking. I would also request an earlier end time of alcohol sales. Research suggests that increased hours of alcohol sales are associated with increased alcohol consumption, increased alcohol-related injuries, and increased alcohol-related harm...*" The representation notes that the premises fall within a residential area as defined in this council's statement of licensing policy. The PHD recommend that alcohol sales be restricted to between 11:00 to 23:00 on each day of the week.

15. This council's licensing responsible authority (LRA) have submitted an application objecting to the application. The representation has been submitted in regards to the prevention of crime and disorder and the prevention of public nuisance licensing objectives. The representation refers to this council's Statement of Licensing Policy and notes that the closing times applied for falls outside the closing times suggested for the premises in the statement of licensing policy. The representation seeks that the proposed operating hours of the premises are reduced so that regulated entertainment and late night refreshment finish at 23:00 and that alcohol sales cease at 23:40. The representation also seeks that a control measure is included into the application and that this control measure shall become conditions on any licence granted subsequent to the application, that a maximum accommodation limit is calculated in regards to the premises, that a dispersal policy is providing in respect of the premises and that the hours applied for in respect of alcohol sales are clarified.
16. Copies of the representations submitted by responsible authorities are attached to this report in Appendix B.

Representations from other persons

17. In regards to the application no representations were submitted by other persons.

Conciliation

18. The applicant was sent the representations submitted and advised to address the concerns within the representations. At the time of the writing of this report all the representations submitted remain outstanding and must therefore be considered by the sub-committee.

Premises history

19. No premises licence, or equivalent licence under prior legislation, has previously been granted in respect of the premises.

Temporary event notices (TENS)

20. No TENS have been submitted in respect of the premises.

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 at on-licensed premises provided that the audience does not exceed 500 people, 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').

Map

22. A map showing the location of the premises is attached to this report as Appendix C. The premises are identified at the centre of the map by a black circle.

Southwark council saturation policy for Peckham

23. Council assembly approved the introduction of a special policy for Peckham on the cumulative impact of a concentration of licensed premises (saturation policy) on 12 October 2011. This was renewed in November 2015 when full council assembly approved the 2016 - 2020 statement of licensing policy.
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 council statement of licensing policy

27. Council assembly approved Southwark's statement of licensing policy 2011-14 on 12 October 2011. Council assembly approved Southwark's statement of licensing policy 2016-20 on 25 November 2015. The policy came into effect on 1 January 2016. 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. This 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. This 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. This 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. This 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. This provides general guidance on the promotion of the first licensing objective
 - Section 9 - Public Safety. This provides general guidance on the promotion of the second licensing objective
 - Section 10 - The Prevention of Nuisance. This provides general guidance on the promotion of the third licensing objective

- Section 11 - The Protection of Children from Harm. This provides general guidance on the promotion of the fourth licensing objective.
28. 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

29. A fee of £100.00 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 C.

Consultations

30. 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 similar notices were exhibited outside of the premises for a period of 28 consecutive days.

Community impact statement

31. 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

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

Principles for making the determination

34. 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.
35. 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.

36. 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

37. 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.
38. The four licensing objectives are:
- The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.
39. 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.
40. 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.
41. 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

42. 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

43. 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.
44. 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

45. 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.
46. 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.

47. 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.
48. 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.
49. 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.

The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Other persons must live in the vicinity of the premises. This will be decided on a case to case basis.

50. 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.
51. 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

52. 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

53. 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	Kirty Read Tel: 020 7525 5748

APPENDICES

Name	Title
Appendix A	Application for a premises licence and related documents
Appendix B	Representations submitted by responsible authorities
Appendix C	Map of the local area

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Environment and Leisure	
Report Author	Wesley McArthur, Principal Licensing Officer	
Version	Final	
Dated	26 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	27 July 2016	

14/06/2016

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

Ref No. 633706

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

	Richard Robinson
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Premises Details

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

£	0
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises

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

Address Line 1	56 Goldsmith Road
Address Line 2	
Town	London
County	
Post code	SE15 5TF
Ordnance survey map reference	
Description of the location	Cafe site next to Assembly Point art gallery space
Telephone number	

Applicant Details

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

	An individual or individuals
--	------------------------------

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
--	---

Details of Individual Applicant

Personal Details

Title	Mr
If other, please specify	
Surname	Robinson
Forenames	Richard
I am 18 years old or over	Yes

Current Address

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

Contact Details

Daytime contact telephone number	[REDACTED]
Email Address	[REDACTED]

Do you wish to add a second individual applicant?

	No
--	----

Operating Schedule

When do you want the premises licence to start?

--	--

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)

	<p>The premises licence is for a cafe and restaurant space located at 56 Goldsmith Road, SE15 5TF. It is situated next to the Assembly Point art gallery space.</p> <p>We are proposing to offer an all day cafe / restaurant that will provide the local area with a new and exciting food and drink offering. The space will deliver a simple but delicious menu that caters for a currently under-served area of Peckham.</p>
--	--

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

	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

	e) live music
	f) recorded music

Provision of late night refreshment

	i) Late night refreshment
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Supply of alcohol

	j) Supply of alcohol
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E - Live Music

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

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

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

	We would like the option to allow live music to played at the space in the form of un-amplified / acoustic music.
--	---

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

Day	Start	Finish
Mon	07:00	23:00
Tues	07:00	23:00
Wed	07:00	23:00
Thur	07:00	23:00
Fri	07:00	00:00
Sat	07:00	00:00
Sun	08:00	23:00

State any seasonal variations for the performance of live music (Please read guidance note 4)

--	--

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

--	--

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 2)

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

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

	Recorded music will played at the venue all day to cover both the morning and evening service
--	---

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

Day	Start	Finish
Mon	07:00	23:00
Tues	07:00	23:00

Wed	07:00	23:00
Thur	07:00	23:00
Fri	07:00	00:00
Sat	07:00	00:00
Sun	08:00	23:00

State any seasonal variations for playing recorded music (Please read guidance note 4)

	New Years Day until 03.00
--	---------------------------

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

	New Years Day until 03.00
--	---------------------------

I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 2)

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

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

	On Friday and Saturday night we would like to extend the drinking hours to 01.00am.
--	---

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 6)

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

State any seasonal variations for the provision of late night refreshment (Please read guidance note 4)

	New Years Day until 03.00
--	---------------------------

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

	New Years Day until 03.00
--	---------------------------

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	07:00	23:00
	00:00	00:00
Tues	07:00	23:00
	00:00	00:00
Wed	07:00	23:00
	00:00	00:00
Thur	07:00	23:00
	00:00	00:00
Fri	07:00	01:00
	00:00	00:00
Sat	07:00	01:00
	00:00	00:00
Sun	08:00	23:00
	00:00	00:00

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

	New Years Day until 03.00
--	---------------------------

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)

	New Years Day until 03.00
--	---------------------------

Please upload the consent form completed by the proposed premises supervisor

	[REDACTED]
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Premises Supervisor

Full name of proposed designated premises supervisor

First names	Richard
Surname	Robinson

Address of proposed designated premises supervisor

Street number or Building name	████████████████████
Street Description	██████
Town	██████
County	██
Post code	██████

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

Personal licence number (if known)	██████████
Issuing authority (if known)	Southwark

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
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L - Hours premises are open to public

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

Day	Start	Finish
Mon	07:00	23:30
Tues	07:00	23:30
Wed	07:00	23:30
Thur	07:00	23:30
Fri	07:00	01:30
Sat	07:00	01:30
Sun	08:00	23:30

State any seasonal variations (Please read guidance note 4)

--	--

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)

--	--

M - Steps to promote four licencing objectives

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

	<p>The following document outlines the steps we will take to ensure that the following four licensing objectives are met:</p> <ol style="list-style-type: none"> 1. The prevention of crime and disorder 2. Public safety 3. The prevention of public nuisance 4. The protection of children from harm
--	--

b) the prevention of crime and disorder

	<p>Installation of CCTV system</p> <p>An appropriate CCTV system including the numbers and siting of all cameras shall be agreed with the metropolitan police and licensing authority. All recordings made by the CCTV will be retained and stored in a suitable and secure manner for a minimum of 31 days and shall be made available on request to the Police, the licensing Authority or other Responsible Authorities. The CCTV shall be maintained in effective working order and a member of staff who is trained in the use of the CCTV will be on duty at the premises at all times whilst they are open</p>
--	---

c) public safety

	<p>Advertising public safety</p> <p>Notices will be placed around the premises notifying customers about the need to be vigilant of pick pocketers and bag snatchers and to guard their property, or unattended bags.</p> <p>Door Supervisors</p> <p>On Friday and Saturday evenings, we will employ the use of door staff across peak hours to ensure our customers can enjoy their time in our establishment in safety.</p>
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d) the prevention of public nuisance

	<p>Winding down</p> <p>Management will take full responsibility to ensure the orderly dispersal of customers. We will display 'leave quietly' notices and a member of staff will ensure customers leave the site and surrounding area immediately and no gathering or clustering happens outside of the premises.</p> <p>Customer taxi</p> <p>The licences shall maintain an arrangement with a mini-cab / taxis company with a view to providing a service directly to the premises. All customers using cabs will be encouraged to wait inside until the cab has arrived.</p> <p>Noise Pollution</p>
--	--

	<p>Noise pollution The windows will be closed at 23.00 hours to limit any noise travelling into public spaces. In addition, all access to outside seating and dining areas will be closed from 10pm to limit any sound travelling.</p> <p>Independent sound checks will be implemented to ensure we operate our business within the recommended sound parameters</p>
--	--

e) the protection of children from harm

	<p>Challenge 21 Policy The premise will operate a 'Challenge 21' policy and also offer suitable beverages other than alcohol (including free drinking water) shall be equally available for consumption all times.</p>
--	--

Please upload a plan of the premises

	
--	---

Please upload any additional information i.e. risk assessments

--	--

Checklist

	<p>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.</p>
--	---

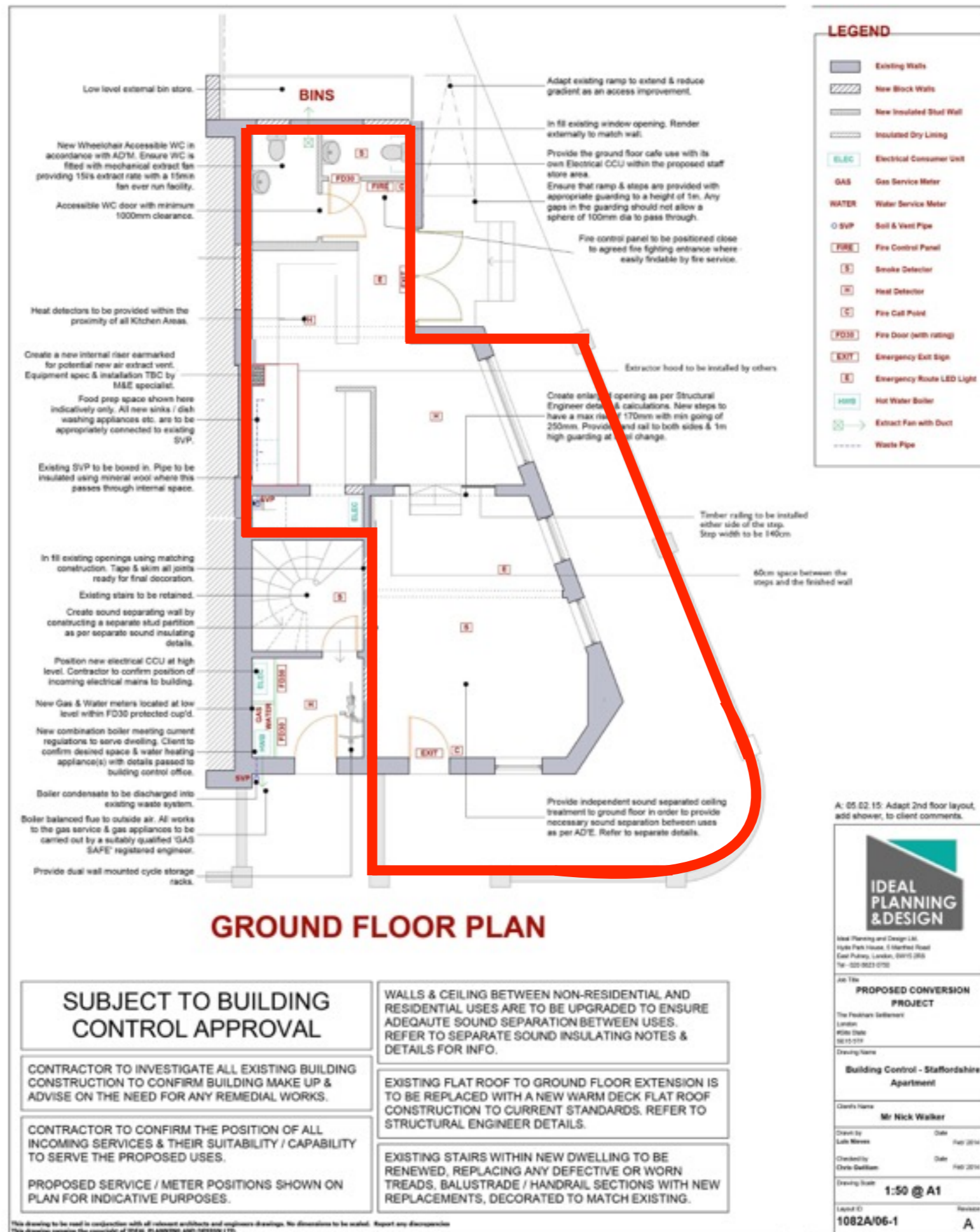
Declaration

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.

Denotes area to be used for licensable activity





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:
 Email: SouthwarkLicensing@met.police.uk

Our reference: MD/21/ 2833/16

Date: 6th July 2016

Dear Sir/Madam

Re:- Stay, 56 Goldsmith Road, London, SE15 5TF

Police are in possession of an application from the above for a new premise licence. The applicant describes the premises as a café and restaurant space. The hours applied for fall within the current council policy however the premises are situated within the Peckham Saturation zone.

If the Licensing Sub Committee grant the application the police would recommend the following conditions to be included on the licence, some of which may have been offered as part of the operating schedule but the wording is important to avoid ambiguity. We think the following conditions will assist with the prevention of crime and disorder in addition to the conditions offered within the operating schedule.

1. That a CCTV system be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises. It should cover all areas within the premises including the outside area to the front in all lighting conditions.
2. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device.
3. That all CCTV footage shall be kept for a period of thirty one (31) days and shall, upon request, be made immediately available to Officers of the Police and the Council
4. That at least one SIA registered door supervisors will be engaged when the premises are in operation on Friday and Saturday and will be employed at all times after 21:00 until the end of business and all patrons have vacated the premises. They will be engaged to monitor admission and re-admissions to the premises, security, protection, screening, dealing with conflict and ensure that conditions related to the use of the any outside area are adhered to and that the dispersal policy for the premises is implemented.

5. That all staff are trained in their responsibilities under the licensing act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
6. Customers shall use no outside area after 22.00hrs other than those who temporarily leave the premises to smoke a cigarette and No more than 5 people at one any time.

The Following is submitted for your consideration.

Yours Sincerely

PC Graham White 288MD

Southwark Police Licensing Unit

Tel:

McArthur, Wesley

From: Jerrom, Charlie
Sent: 06 July 2016 15:33
To: McArthur, Wesley
Subject: FW: Application for licence - Stay 56 Goldsmith Road SE15 5TF

Objection from Trading Standards

From: Jerrom, Charlie **On Behalf Of** Regen, Licensing
Sent: Wednesday, July 06, 2016 3:24 PM
To: Jerrom, Charlie
Subject: FW: Application for licence - Stay 56 Goldsmith Road SE15 5TF

From: Masini, Bill
Sent: Wednesday, July 06, 2016 3:20 PM
To: Regen, Licensing
Cc: Tear, Jayne
Subject: Application for licence - Stay 56 Goldsmith Road SE15 5TF

As a Responsible Authority under The Licensing Act, Trading Standards are in receipt of the application for a premise licence for Stay at 56 Goldsmith Road SE15 5TF and respond accordingly under the Licensing objectives of The Protection of Children from harm.

Trading Standards welcome the statements in the application to promote the four licensing objectives and for completeness and clarity would like to see the following conditions on the licence to address the potential for harm of selling alcohol to children – Southwark seeks to promote Challenge 25 which has largely replaced Challenge 21:

- That a challenge 25 scheme shall be maintained at the premises requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.
- That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation at the premises. A record of such training shall be kept / be accessible at the premises at all times and be made immediately available for inspection at the premises to council or police officers on request. The training record shall include the trainee's name (in block capitals), the trainer's name (in block capitals), the signature of the trainee, the signature of the trainer, the date(s) of training and a declaration that the training has been received.
- That clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
- That a register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. On a monthly basis, the Designated

Premises Supervisor (DPS) shall check the register to ensure it is being properly completed. The DPS shall sign and date the register to that effect and where appropriate take corrective action in a timely manner if the register is not being completed correctly. The register shall be made immediately available for inspection at the premises to council or police officers on request.

Trading Standards would like the applicant to address the issue of children on the premise in relation to the time of day and also children being accompanied (or otherwise) by adults; these are not mentioned in the operating schedule (Steps to promote four licensing objectives – section M)

Bill Masini - Trading Standards Officer

Southwark Council Trading Standards | Environment & Leisure

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

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

Visit our web pages www.southwark.gov.uk/TradingStandards

Need clear practical consumer advice? Visit Consumer Direct at www.direct.gov.uk/consumer



McArthur, Wesley

From: Jerrom, Charlie
Sent: 11 July 2016 12:52
To: McArthur, Wesley
Subject: FW: New Premises Licence for 56 Goldsmith Road

FYI

From: Jerrom, Charlie **On Behalf Of** Regen, Licensing
Sent: Monday, July 11, 2016 12:45 PM
To: Jerrom, Charlie
Subject: FW: New Premises Licence for 56 Goldsmith Road

From: Sharpe, Carolyn **On Behalf Of** Public Health Licensing
Sent: Monday, July 11, 2016 12:43 PM
To: Regen, Licensing
Cc: Public Health Licensing
Subject: RE: New Premises Licence for 56 Goldsmith Road

To whom it may concern:

Re: 56 Goldsmith Road, London SE15 5TF

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

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

- The prevention of crime and disorder
- Prevention of public nuisance
- Public safety

General Comments

The applicant requests a license for the sale of alcohol on the premises between the hours of 07:00 - 23:00 Monday to Thursday, 07:00 - 01:00 Friday to Saturday & 08:00 - 00:00 Sunday. I have concerns regarding the hours of alcohol sales requested. I would suggest a later start time of alcohol sales. Early-morning alcohol purchasers are more likely to be alcohol misusers and may thereby contribute to antisocial behaviour such as street drinking. I would also request an earlier end time of alcohol sales. Research suggests that increased hours of alcohol sales are associated with increased alcohol consumption, increased alcohol-related injuries, and increased alcohol-related harm.

Additionally, this application is for a premises located within a residential area. Southwark's Statement of Licensing Policy advises that the closing time for such a premises be 23:00 hours daily.

Recommendations

- I recommend that the start time of alcohol sales be changed to 11:00 for all days of the week
- I recommend that the end time of alcohol sales be changed to 23:00 for all days of the week

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

Yours faithfully,

Carolyn Sharpe
on behalf of Dr Jin Lim, Acting Director of Public Health

Carolyn Sharpe | |

From: Jerrom, Charlie
Sent: 14 June 2016 16:17
To: Chowdhury, Farhad; Chudasama, Sailesh; DIP Team; Farrington, Ian; Graham White; Lfepa; Mahanga, Justine; Masini, Bill; Moore, Ray; Planning.Enquiries; Public Health Licensing; Reg Env Protection; Richards-Vassell, Thomas; safer; Shannon, Rochelle; southwark.repro@pbms.co.uk; Tear, Jayne; West Team diary
Subject: New Premises Licence for 56 Goldsmith Road

Charlie Jerrom

Unit Support Officer
London Borough of Southwark
General: licensing@southwark.gov.uk
www.southwark.gov.ukhttp://app.southwark.gov.uk/licensing/licenseregister.asp

Phone: 020 7525 5718 Fax: 020 7525 5705

Postal Address:Licensing Team | 3rd Floor, Hub 2 | PO Box 64529 | London | SE1P 5LX

Visitor's Address:160 Tooley Street | London | SE1 2QH

If you have any queries or questions, or require any further information, please do not hesitate to contact me.

MEMO: Licensing Unit

To	Licensing Unit	Date	12 July 2016	
Copies				
From	Jayne Tear	Telephone	020 7525 0396	Fax
Email	jayne.tear@southwark.gov.uk			

Subject Re: Stay, 56 Goldsmith Road, London, SE15 5TF
Application for a premises licence

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

- Live music and recorded music (indoors) on Monday to Thursday from 07:00 to 23:00, Friday and Saturday from 07:00 to 00:00 and on Sunday from 08:00 to 23:00
- Late night refreshment (indoors) on Friday and Saturday from 23:00 to 01:00 the following day
- Supply of alcohol (on the premises) on Monday to Thursday from 07:00 to 23:00, Friday and Saturday from 07:00 to 01:00 the following day and on Sunday from 08:00 to 23:00.
- Overall opening times shall be on Monday to Thursday from 07:00 to 23:30, Friday and Saturday from 07:00 to 01:30 the following day and on Sunday from 08:00 to 23:30

Non standard timings requested:

To extend the hours to 03:00 on New Years Day for recorded music, late night refreshment and supply of alcohol

The hours applied for the sale of alcohol are confusing (24hrs) and not consistent with the opening hours. I think that errors have been made when filling in the WEB FORM whereby two sets of hours have been entered, and I seek clarification on the times applied for with regards to the supply of alcohol.

The premises is described as a 'Café and Restaurant space. It is situated next to the Assembly Point art gallery space. We are proposing to offer an all day café/restaurant that will provide the local area with a new and existing food and drink offering. The space will deliver a simple but delicious menu that caters for a currently under-served area of Peckham'.

This premises is situated within Peckam Ward in a **residential area** and under the Southwark Statement of Licensing policy 2016 - 2020 the appropriate closing times for Restaurants and Cafes is 23:00 hours daily in a residential area.

Southwark's Statement of Licensing Policy 2016 – 2020 can be found on the following link:
http://www.southwark.gov.uk/downloads/download/4399/licensing_act_2003_-_southwark_statement_of_licensing_policy_2016_-_2020

I am submitting this representation with regards to the prevention of crime and disorder and public nuisance and ask the finishing times of the licensable activities are amended to allow the opening times to be brought in line with what is considered appropriate for the area and type of premises as described within the licensing policy.

As this premises is situated within a residential area, if the later times applied for are allowed it is likely to impact upon local residents that live close by. The late operation of the premises and of people leaving the premises late a night would impact upon local residents living nearby and in the surrounding streets. The management would have no control of patrons that have left the premises if it were allowed to open later and the possible impact of any rowdy and anti-social behaviour or crime and disorder.

The operating schedule does not provide an accommodation limit, but would suggest a large number of people as live music has been applied for. I ask the applicant to provide an accommodation limit to the premises and explain how that will be controlled. Dependant on the accommodation limit, what kind of dispersal policy will the premises operate?

I therefore submit this representation and welcome any discussion with the applicant to consider the following amendments/conditions to the application:

- To bring the closing times in line with that which is recommended within the licensing policy which is 23:00 daily for a residential area
- That live music and recorded music shall cease at 23:00 daily
- Remove late night refreshment from the application if closing times are amended to 23:00 (as it would not be required after 23:00)
- For the alcohol sales to cease at least 20 minutes before closing time.
- To add the following condition to the operating schedule - 'Intoxicating liquor shall not be sold or supplied on the premises otherwise than to persons taking a table meal and by consumption of such persons as an ancillary to their meal'
- To provide a maximum accommodation limit for the premises
- Provide a dispersal policy for the premises.

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



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APPENDIX C

Item No. 7.	Classification: Open	Date: 8 August 2016	Meeting Name: Licensing Sub-Committee
Report title:		Licensing Act 2003: Old Thameside Inn, Pickford Wharf, Clink Street, London SE1 9DG	
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 Mitchells & Butlers Leisure Retail Limited, to vary the premises licence granted under the Licensing Act 2003 in respect of the premises known as Old Thameside Inn, Pickford Wharf, Clink Street, London SE1 9DG.
2. Notes:
 - a) This application seeks to vary existing licensable activities held under current legislation in respect of the premises known as Old Thameside Inn under Section 34 of the Licensing Act 2003. Existing permitted licensable activities are not the subject of representations and are not under consideration at this meeting. The variation application is subject to representations from responsible authorities and other persons and is therefore referred to the sub-committee for determination.
 - b) Paragraphs 8 to 9 of this report provide a summary of the current premises licence. A copy of the current licence is attached as Appendix B.
 - c) Paragraphs 10 to 11 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application and the amendments to it are attached as Appendix A.
 - d) Paragraphs 13 to 19 of this report deals with the representations received to the application. Copies of the representations from responsible authorities and other persons and further correspondences are attached as Appendices C, D and E.
 - e) Paragraph 25 deals with licensed premises within a 100 metre radius of the premises. A map of the area is attached as Appendix F.
 - f) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

3. The Licensing Act 2003 provides a licensing regime for:

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

KEY ISSUES FOR CONSIDERATION

The current licence

8. The premises known as Old Thameside Inn, Pickford Wharf, Clink Street, London SE1 9DG has held a licence under the licensing act since 8 August 2005. A licence was issued to Mitchells & Butlers Leisure Retail Limited on 26 June 2007. A minor variation was made to extend the operating hours to 07.00 which was issued 20 November 2014 and it permits the following licensable activities:
 - **Films (indoors)**
Sunday to Wed from 10:00 to 00:00
Thursday to Saturday from 10:00 to 01:00
 - **Indoor sporting events (indoors)**
Sunday to Wednesday from 10:00 to 00:00
Thursday to Saturday from 10:00 to 01:00
 - **Live Music (indoors)**
Sunday to Wednesday from 10:00 to 00:00
Thursday to Saturday from 10:00 to 01:00

- **Recorded Music (indoors)**
Sunday from 10.00 to 00.00
Mon - Wed from 10:00 to 00:30
Thurs – Sat from 10:00 to 01:30
- **Performance of dance (indoors)**
Sunday to Wednesday from 10:00 to 00:00
Thursday to Saturday from 10:00 to 01:00
- **Anything of similar description (indoors)**
Sunday to Wednesday from 10:00 to 00:00
Thursday to Saturday from 10:00 to 01:00
- **Facilities for Making Music**
Sunday from 12.00 to 22.30
Monday to Saturday from 09.00 to 23.00
- **Facilities for dancing**
Sunday to Wednesday from 23:00 to 00:00
Thursday to Saturday from 23:00 to 01:00
- **Late night refreshment (indoors)**
Sunday to Wednesday from 23:00 to 00:00
Thursday to Saturday from 23:00 to 01:00
- **Supply of alcohol (on the premises)**
Sunday to Wednesday from 10:00 to 00:00
Thursday from Saturday from 10:00 to 01:00
- **Operating hours**
Sunday to Wednesday from 07:00 to 00:30
Thursday to Saturday from 07:00 to 01:30

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

The variation application amended after conciliation

10. On 15 June 2016, Mitchells & Butlers Leisure Retail Limited applied to this council in respect of a variation of this premises licence.

The application proposes to amend the premises licence to:

- Allow both on and off sales for alcohol.
- Late night refreshment (hours for both of these activities are to remain the same as previous).
- Add a condition with regards to glass collections to the licence.
- Remove references to facilities for making music and dancing as these are no longer required due to the Live Music Act 2012.

The application is summarised as follows:

- The supply of alcohol (to include outdoors)
(To permit off sales for consumption of alcohol to the external areas immediately adjacent to the premises. The external areas are shown on

drawings Land Registry plan (Number 1 dated 21 July 2016) showing the jetty hatched blue; and drawing number 1942/02 Revision A (dated 21 July 2016) showing the external area cross-hatched blue. The drawing are asked to be attached to the licence)

- To include the following proposed condition: “Signage shall be displayed advising customers that they should not remove drinks from beyond those areas to be used for the consumption of alcohol”.
 - Consumption of off sales in the external areas to cease at 23:30 hours. (This restriction is in line with existing condition 315 which states that the external area/beer garden is not to be used after 00:00 hours. Condition 346 will also remain upon the licence which requires the external bar servery to close at 23:00 hours).
 - To remove references to facilities for making music and dancing from the licence as these have been deactivated under the Live Music Act 2012.
11. 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 and the subsequent amendments through conciliation are attached to this report as Appendix A

Designated premises supervisor

12. The designated premises supervisor (DPS) is Robert Morris, who has a personal licence from Westminster Council.

Representations from responsible authorities

13. Representations were submitted by three responsible authorities, (licensing as a responsible authority, environmental protection team (EPT) and public health.
14. The licensing authority 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, the prevention of public nuisance and public safety. Licensing is of the view that providing off sales at the premises could encourage people to drink alongside the river. In the past, there have been problems along bankside regarding anti-social behaviour from people drinking in the street and along the river walkway. If the premises were to provide off sales at the premises they would have no control over patrons that wish to drink along the river, or of where they dispose of the empty containers.
15. The EPT have concerns with regards to the intentions for the applicant to seek off sales and to public nuisance that will arise due to the use of the outdoor area especially on Thursdays to Sundays and sought further information.
16. The representation from public health is concerned that the application is for a premises located within the Borough and Bankside cumulative impact policy area and the applicant has not provided sufficient information to rebut the presumption

that granting this variation will add to the cumulative impact of crime, disorder and alcohol-related harm within the policy area.

17. The representations are attached as Appendix C to the report.

Representations from other persons

18. There are seven representations submitted by other persons (six local residents and a local ward councillor). Their concerns relate to the level of nuisance that is impacting on the lives already due to the unlicensed use of the outside area and that the request to add off sales to both late night refreshment and alcohol will make it unbearable. They also mention that they fear the clearing of the outside area will take place earlier than 07:00 start for breakfast.
19. The representations are attached as Appendix D to the report.

Conciliation

20. The applicant has been forwarded the representations received and has addressed the concerns within the representations submitted. The applicant representative has submitted a conciliatory statement amending the application and a set of plans which reflect the use of the outside areas sought. The application has therefore been amended accordingly and any new information will be tabled at the hearing.
21. The amendment to the application has resulted in the EPT withdrawing their representation. The licensing unit has also suggested additional conditions from the application representatives. There are also responses from three of the other persons. The corresponding emails are attached as Appendices E and F.

Complaints and visits

22. The licensing office have received a complaint this year about the use of the outside area with benches and tables sited, and to the public nuisance caused by its use. A number of visits have been conducted to discuss measures to rectify the issues raised and this has resulted in new plans being submitted to redefine the use of the areas and also withdrawal of late night refreshment (outdoors) from the current application.

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 at on-licensed premises provided that the audience does not exceed 500 people, 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')

The local area

25. A map of the area is attached to this report as Appendix G. The premises is identified at the centre of the map. For purposes of scale-only the circle on the map has a 100 metre radius.

Public houses/restaurant

- Gourmet Burger, Soho Wharf, Clink Street, London SE1 (Monday to Sunday till 23:00).
- Golden Hinde, Sailing Ship, St Mary Overies, Cathedral St, London SE1 (Operates 24 hours, granted licensable activities Monday to Saturday till 01:00)

Southwark council saturation policy Borough and Bankside

26. 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.
27. 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.
28. 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.
29. The applicant has been advised to address the committees concerns around cumulative impact at the meeting.

Southwark council statement of licensing policy

24. 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

25. Council assembly approved Southwark's statement of licensing policy 2011-14 on 12 October 2011. Council assembly approved Southwark's statement of licensing policy 2016-20 on 25 November 2015. The policy came into effect on 1 January 2016. 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. This 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. This 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. This 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. This 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. This provides general guidance on the promotion of the first licensing objective
 - Section 9 - Public Safety. This provides general guidance on the promotion of the second licensing objective
 - Section 10 - The Prevention of Nuisance. This provides general guidance on the promotion of the third licensing objective
 - Section 11 - The Protection of Children from Harm. This 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 £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 B.

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 variation, 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 to vary the premises licence, 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. Other persons 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	Kirty Read Tel: 020 7525 5748

APPENDICES

Name	Title
Appendix A	Application for a premises licence and amendments
Appendix B	Current licence
Appendix C	Representations from responsible authorities
Appendix D	Representations from other persons
Appendix E	Responses from authorities to amended application
Appendix F	Response from other persons to amended application
Appendix G	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	27 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	27 July 2016	

Southwark London Borough Council

Application to vary a premises licence 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.

We Mitchells & Butlers Leisure Retail Limited
being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number 846607
--

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description			
Old Thameside Inn Pickfords Wharf Clink Street			
Post town	London	Post code	SE1 9DG

Telephone number at premises (if any)	02074034243
Non-domestic rateable value of premises	£240,000

Part 2 – Applicant details

Daytime contact telephone number	0121 498 4000		
E-mail address (optional)	licensing.admin@mbplc.com		
Current postal address if different from premises address	27 Fleet Street		
Post Town	Birmingham	Postcode	B3 1JP

Part 3 - Variation

Please tick yes

Do you want the proposed variation to have effect as soon as possible?

If not, from what date do you want the variation to take effect?

Day		Month		Year	

Please describe briefly the nature of the proposed variation (Please see guidance note)

1. To amend the premises licence to allow both on and off sales for sale by retail of alcohol. Hours for off sales are to match the current permitted hours for on sales.
2. To allow late night refreshment both indoors and outdoors. Hours for outdoors are to match the hours currently permitted for sales indoors.
3. To insert the following condition under public safety: " Regular glass collections will take place in external areas on Pickfords Wharf used by customers of the premises for consumption."
4. The Live Music Act 2012 removed the requirement to license the provision of entertainment facilities and therefore all such activities are now de-regulated. As facilities for making music and dancing are no longer licensable under the Licensing Act 2003, we would be grateful if any reference to such provision could be omitted from any new licence issued as a result of this application.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend

N/A

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment

Please tick yes

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

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

Sale by retail of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

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

B NO CHANGE

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	NO CHANGE		Please give further details here (please read guidance note 3) NO CHANGE	Both	<input type="checkbox"/>
Tue	NO CHANGE				
Wed	NO CHANGE		State any seasonal variations for the exhibition of films (please read guidance note 4)		
Thur	NO CHANGE				
Fri	NO CHANGE		Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5) NO CHANGE		
Sat	NO CHANGE				
Sun	NO CHANGE				

C NO CHANGE

Indoor sporting events Standard days and timings (please read guidance note 6)			Please give further details (please read guidance note 3) NO CHANGE
Day	Start	Finish	State any seasonal variations for indoor sporting events (please read guidance note 4)
Mon	NO CHANGE		
Tue	NO CHANGE		
Wed	NO CHANGE		
Thur	NO CHANGE		
Fri	NO CHANGE		
Sat	NO CHANGE		
Sun	NO CHANGE		
			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 5) NO CHANGE

D

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

E NO CHANGE

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 checked="" type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	Please give further details here (please read guidance note 3) NO CHANGE					
Mon	NO CHANGE							
Tue	NO CHANGE							
Wed	NO CHANGE					State any seasonal variations for the performance of live music (please read guidance note 4)		
Thur	NO CHANGE							
Fri	NO CHANGE					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) NO CHANGE		
Sat	NO CHANGE							
Sun	NO CHANGE							

F NO CHANGE

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music 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) NO CHANGE					
Mon	NO CHANGE							
Tue	NO CHANGE							
Wed	NO CHANGE					State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Thur	NO CHANGE							
Fri	NO CHANGE					Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 5) NO CHANGE		
Sat	NO CHANGE							
Sun	NO CHANGE							

G NO CHANGE

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 checked="" type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish				
Mon	NO CHANGE		Please give further details here (please read guidance note 3) NO CHANGE			
Tue	NO CHANGE					
Wed	NO CHANGE		State any seasonal variations for the performance of dance (please read guidance note 4)			
Thur	NO CHANGE					
Fri	NO CHANGE		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) NO CHANGE			
Sat	NO CHANGE					
Sun	NO CHANGE					

H NO CHANGE

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 NO CHANGE			
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)		Indoors	<input checked="" type="checkbox"/>
Mon	NO CHANGE				Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Tue	NO CHANGE		Please give further details here (please read guidance note 3)			
Wed	NO CHANGE					
Thur	NO CHANGE		State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)			
Fri	NO CHANGE					
Sat	NO CHANGE		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) NO CHANGE			
Sun	NO CHANGE					

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	NO CHANGE		Please give further details here (please read guidance note 3) NO CHANGE	Both	<input checked="" type="checkbox"/>
Tue	NO CHANGE				
Wed	NO CHANGE		State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur	NO CHANGE				
Fri	NO CHANGE		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) NO CHANGE		
Sat	NO CHANGE				
Sun	NO CHANGE				

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption (Please tick box) (please read guidance note 7)	On the premises	<input type="checkbox"/>
Day	Start	Finish		Off the premises	<input type="checkbox"/>
Mon	NO CHANGE		State any seasonal variations for the supply of alcohol (please read guidance note 4)	Both	<input checked="" type="checkbox"/>
Tue	NO CHANGE				
Wed	NO CHANGE		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) NO CHANGE		
Thur	NO CHANGE				
Fri	NO CHANGE				
Sat	NO CHANGE				
Sun	NO CHANGE				

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	

L NO CHANGE

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	NO CHANGE		
Tue	NO CHANGE		
Wed	NO CHANGE		
Thur	NO CHANGE		
Fri	NO CHANGE		
Sat	NO CHANGE		
Sun	NO CHANGE		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) NO CHANGE

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking
NONE

Please tick yes

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes please fill in reasons for not including the licence, or part of it, below

Reasons why I have failed to enclose the premises licence or relevant part of premises licence

M Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

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

We have considered the impact of the proposed changes and do not feel that there will be any increased risk. No further steps other than the condition offered below will be necessary to promote the licensing objectives and the existing measures will continue

b) The prevention of crime and disorder

See a) above

c) Public safety

Regular glass collections will take place in external areas on Pickfords Wharf used by customers of the premises for consumption

d) The prevention of public nuisance

See a) above

e) The protection of children from harm

See a) above

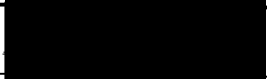
Please tick yes

- I have made or enclosed payment of the fee or
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I understand that I must now advertise my application
- I have enclosed the premises licence or relevant part of it or explanation
- 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 5 – Signatures (please read guidance note 10)

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

Signature	
Date	15.6.2016
Capacity	Poppleston Allen – Solicitors for & on behalf of the applicant

Where the premises licence is jointly held signature of 2nd applicant (the current premises licence holder) 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 address for correspondence associated with this application (please read guidance note 13)			
Imogen Moss Popleston Allen Solicitors 37 Stoney Street The Lace Market			
Post town	Nottingham	Post code	NG1 1LS
Telephone number (if any)	0115 9349173		
If you would prefer us to correspond with you by e-mail your e-mail address (optional)			
i.moss@popall.co.uk			

Notes for Guidance

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate. Indoors may include a tent.
3. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises please tick on, if you wish people to be able to purchase alcohol to consume away from the premises please tick off. If you wish people to be able to do both please tick both.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.

10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, both applicants or their respective agents must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

From: Lisa Sharkey [mailto:L.Sharkey@popall.co.uk]
Sent: Friday, July 22, 2016 2:25 PM
To: Mills, Dorcas
Cc: Prickett, Mark; Tear, Jayne; [REDACTED] Morris, Adele
Subject: Old Thameside Inn, Pickfords Wharf, Clink Street SE1 9DG - Application for Variation of Premises Licence

Dear Dorcas

Further to my telephone conversation with Alex Lisowski, I write to advise that in response to the representations made and further investigations undertaken by the council, that we wish to amend the current variation application. We wish to amend the application in the following terms:-

1. Withdraw the request to allow late night refreshment outdoors.
(Indoor permission is to remain as per the existing licence.)
2. To permit off sales for consumption of alcohol to the external areas immediately adjacent to the premises. Those external areas are shown upon the following drawings which we would ask to be attached to the licence (if the variation is granted):-
 - a. Land Registry Plan (Number 1 dated 21 July 2016) showing the jetty hatched blue; and
 - b. Drawing number 1942/02 Revision A (dated 21 July 2016) showing the external area cross-hatched blue.

We would propose to offer the following condition to attach to the licence:-

“Signage shall be displayed advising customers that they should not remove drinks from beyond those areas to be used for the consumption of alcohol”.

3. Consumption of off sales in the external areas to cease at 23:30 hours.
(This restriction is in line with existing condition 315 which states that the external area/beer garden is not to be used after 00:00 hours. Condition 346 will also remain upon the licence which requires the external bar servery to close at 23:00 hours.)

We have applied to remove the reference to facilities to making music and facilities for dancing as these activities are no longer licensable. The wording upon the current premises licence is therefore obsolete. A number of the objectors have expressed concern as to why we are removing these references from the licence. No doubt you will be able to explain to them that we have requested that the wording be removed because of the change in law.

A number of the objectors have referenced opening hours and extension of licensable activities. We are not seeking to change hours nor amend other licensable activities. I should be grateful if you would confirm this to those residents. Legally, any objection to a variation application must relate to the application sought.

The main reason for this application has always been to allow off sales to the external areas. The external areas have been in use for many years but unfortunately due to an error in an application in 2007, off-sales disappeared from the licence although the intention to use those areas was clearly stated in that application. The areas continued to be used after 2007 as the solicitor who dealt with the application to license the external bar had believed that they had included those external areas in that new licence application.

I am forwarding a copy of this email to the responsible authorities and to Cllr Morris. I should be grateful if you would share the information with the interested parties and invite them to confirm whether they wish to maintain their objection to the application.

Many thanks.

Regards

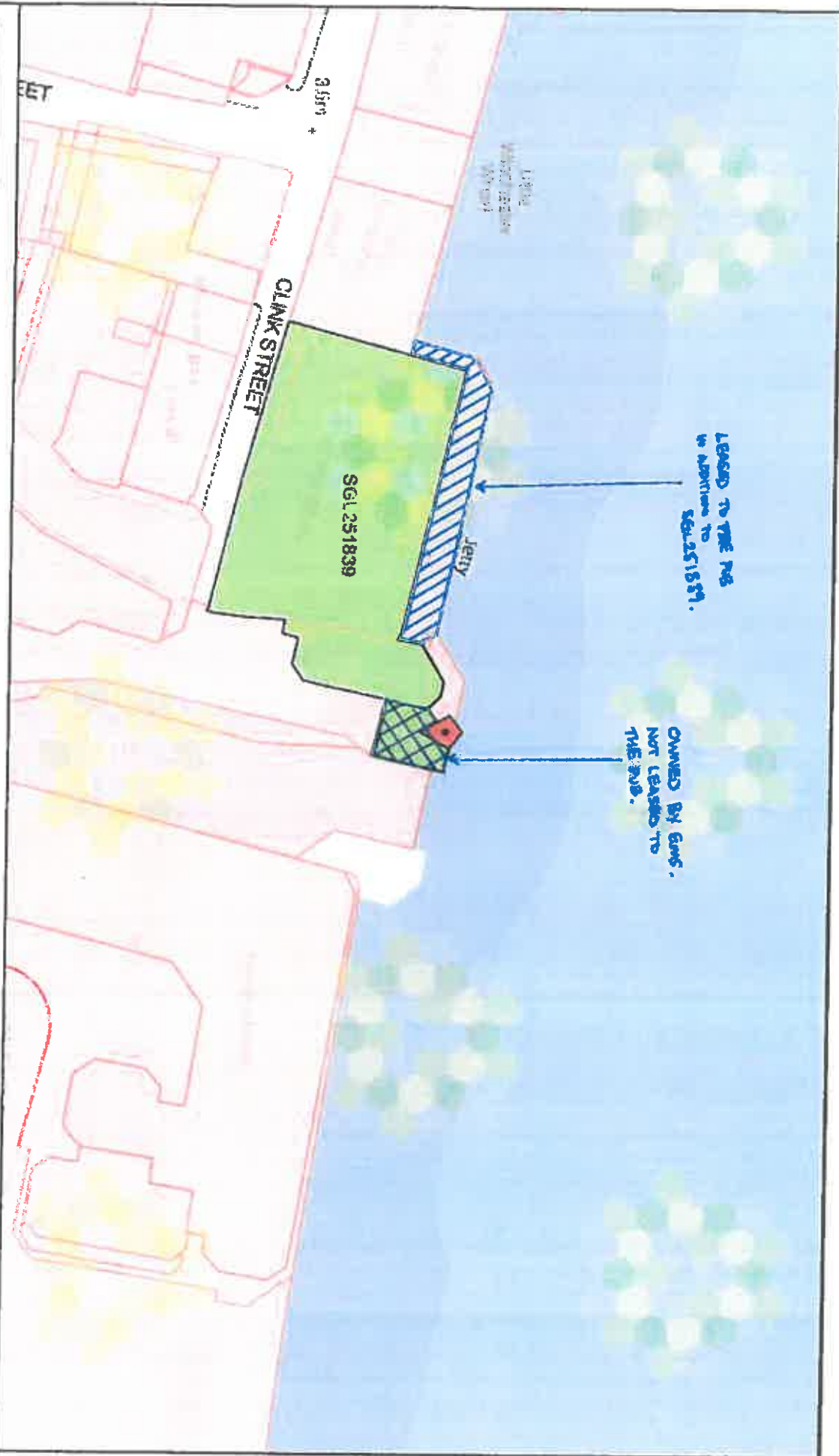
Lisa

Lisa Sharkey | Partner

Poppleston Allen

E: L.Sharkey@popall.co.uk | **T:** 0115 9538 504 | **M:** 07768 845 643 | **W:** www.popall.co.uk

Nottingham Office: 37 Stoney Street, The Lace Market, Nottingham, NG1 1LS



0 2 4 6 8 12 16 20m

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Data last updated 10:00pm 22 APRIL, 2016

Map scale 1:625
PLAN No: 1
21.07.2016

Licensing Act 2003 Premises Licence

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APPENDIX B



Environmental Health & Trading Standards
Licensing Unit
Hub 2, 3rd Floor
PO Box 64529
London, SE1P 5LX

Premises licence number

846607

Part 1 - Premises details

Postal address of premises, or if none, ordnance survey map reference or description	
OLD THAMESIDE INN Old Thameside Inn Pickfords Wh Clink Street SE1 9DG Ordnance survey map reference (if applicable), 180402532590	
Post town London	Post code SE1 9DG
Telephone number 020 7403 4243	

Where the licence is time limited the dates

Licensable activities authorised by the licence

Films - Indoors
Indoor Sporting Event
Live Music - Indoors
Recorded Music - Indoors
Performance of Dance - Indoors
Entertainment Similar to live/recorded music - Indoors
Facilities for Making Music - Indoors
Facilities for Dancing - Indoors
Late Night Refreshment - Indoors
Sale by retail of alcohol to be consumed on premises

The opening hours of the premises

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

Monday	07:00 - 00:30
Tuesday	07:00 - 00:30
Wednesday	07:00 - 00:30
Thursday	07:00 - 01:30
Friday	07:00 - 01:30
Saturday	07:00 - 01:30
Sunday	07:00 - 00:30

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

The times the licence authorises the carrying out of licensable activities

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

Films - Indoors

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 01:00
Friday	10:00 - 01:00
Saturday	10:00 - 01:00
Sunday	10:00 - 00:00

Indoor Sporting Event

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 01:00
Friday	10:00 - 01:00
Saturday	10:00 - 01:00
Sunday	10:00 - 00:00

Live Music - Indoors

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 01:00
Friday	10:00 - 01:00
Saturday	10:00 - 01:00
Sunday	10:00 - 00:00

Recorded Music - Indoors

Monday	10:00 - 00:30
Tuesday	10:00 - 00:30
Wednesday	10:00 - 00:30
Thursday	10:00 - 01:30
Friday	10:00 - 01:30
Saturday	10:00 - 01:30
Sunday	10:00 - 00:00

Performance of Dance - Indoors

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 01:00
Friday	10:00 - 01:00
Saturday	10:00 - 01:00
Sunday	10:00 - 00:00

Entertainment Similar to live/recorded music - Indoors

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 01:00
Friday	10:00 - 01:00
Saturday	10:00 - 01:00
Sunday	10:00 - 00:00

Facilities for Making Music - Indoors

Monday	09:00 - 23:00
Tuesday	09:00 - 23:00
Wednesday	09:00 - 23:00
Thursday	09:00 - 23:00
Friday	09:00 - 23:00
Saturday	09:00 - 23:00
Sunday	12:00 - 22:30

Facilities for Dancing - Indoors

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 01:00
Friday	10:00 - 01:00
Saturday	10:00 - 01:00
Sunday	10:00 - 00:00

Late Night Refreshment - Indoors

Monday	23:00 - 00:00
Tuesday	23:00 - 00:00
Wednesday	23:00 - 00:00
Thursday	23:00 - 01:00
Friday	23:00 - 01:00
Saturday	23:00 - 01:00
Sunday	23:00 - 00:00

Sale by retail of alcohol to be consumed on premises

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 01:00
Friday	10:00 - 01:00
Saturday	10:00 - 01:00
Sunday	10:00 - 00:00

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

Mitchells & Butlers Leisure Retail
 Ltd
 27 Fleet Street, Birmingham,
 West Midlands, B3 1JP
 087 0609 3000
 licensing.admin@mbplc.com

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**

Robert Morris
 [REDACTED]
 [REDACTED]
 [REDACTED]

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

[REDACTED]
 Authority L.B Westminster

Licence Issue date 20/11/2014

[REDACTED]
 Anti-Social Behaviour, Noise Nuisance &
 Licensing Manager
 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(6);

(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(7).

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

109 Alcohol shall not be sold or supplied except during permitted hours. In this condition permitted hours means the hours stated elsewhere on this licence and on New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December). The above restrictions do not prohibit:

- i) Consumption of the alcohol on the premises or the taking of sale or supply alcohol to any person residing in the licensed premises;
- ii) The sale of alcohol to a trader or club for the purposes of trade or club;
- iii) The sale of supply of alcohol to any canteen or mess, being a canteen in which the sale of supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces;
- iv) The taking of alcohol from the premises by a person residing there;
- v) The supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by the persons so supplied; or
- vi) The supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of alcohol so supplied, if the alcohol is supplied at the expense of their employer or the person carrying on, or in charge of, the business on the premises.

110 No statutory regulations for music and dancing shall apply so as to require any licence for the provision in the premises of public entertainment by the reproduction of wireless (including television) broadcasts or of programmes included in any programme service (within the meaning of the Broadcasting Act 1990) other than a sound or television broadcasting service, or of public entertainment by way of music and singing only which is produced solely by the reproduction of recorded sound

111 This licence provides for the provision of private music and dancing entertainment that is promoted for private gain

112 This licence allows for the premises to be open for non standard timings at the times stated on:

New Year's Day - 1 hour

Valentine's Night - 1 hour

Burns Night - 1 hour

St David's Day 1 March - 1 hour

St Patrick's Day 17 March - 2 hours

Easter Sunday - 1 hour

Easter Monday - 1 hour

Sunday before Early May Bank Holiday Monday - 2 hours

Early May Bank Holiday Monday - 1 hour

Sunday before Late May Bank Holiday Monday - 2 hours

Late May Bank Holiday Monday - 1 hour

Sunday before August Bank Holiday Monday - 2 hours

August Bank Holiday Monday - 1 hour

Halloween 31 October - 1 hour

Christmas Eve - 2 hours

Boxing Day - 2 hours

28 December - 2 hours

30 December - 2 hours

113 This licence allows for the premises for the sale or supply of alcohol for non standard timings as stated below on the following days:

New Year's Day - 1 hour

Valentine's Night - 1 hour

Burns Night - 1 hour

St David's Day 1 March - 1 hour

St Patrick's Day 17 March - 2 hours

Easter Sunday - 1 hour

Easter Monday - 1 hour

Sunday before Early May Bank Holiday Monday - 2 hours

Early May Bank Holiday Monday - 1 hour

Sunday before Late May Bank Holiday Monday - 2 hours

Late May Bank Holiday Monday - 1 hour

Sunday before August Bank Holiday Monday - 2 hours

August Bank Holiday Monday - 1 hour

Halloween 31 October - 1 hour

Christmas Eve - 2 hours

Boxing Day - 2 hours

28 December - 2 hours

30 December - 2 hours

114 This licence allows for the premises for the licensable activities and for non standard timings as stated below on the following days:

Provision of regulated entertainment - Films, Indoor Sporting Events, Live Music, Recorded Music, Performances of Dance and Anything of a similar description; and Provision of Entertainment Facilities - Making Music, Dancing and Entertainment of a Similar Description:

New Year's Day - 1 hour

Valentine's Night - 1 hour

Burns Night - 1 hour

St David's Day 1 March - 1 hour

St Patrick's Day 17 March - 2 hours

Easter Sunday - 1 hour

Easter Monday - 1 hour

Sunday before Early May Bank Holiday Monday - 2 hours

Early May Bank Holiday Monday - 1 hour

Sunday before Late May Bank Holiday Monday - 2 hours

Late May Bank Holiday Monday - 1 hour

Sunday before August Bank Holiday Monday - 2 hours

August Bank Holiday Monday - 1 hour

Halloween 31 October - 1 hour

Christmas Eve - 2 hours

Boxing Day - 2 hours

28 December - 2 hours

30 December - 2 hours

115 This licence allows for the premises for the provision of late night refreshment for non standard timings stated below on the following days:

New Year's Day - 1 hour

Valentine's Night - 1 hour

Burns Night - 1 hour

St David's Day 1 March - 1 hour

St Patrick's Day 17 March - 2 hours

Easter Sunday - 1 hour

Easter Monday - 1 hour

Sunday before Early May Bank Holiday Monday - 2 hours

Early May Bank Holiday Monday - 1 hour

Sunday before Late May Bank Holiday Monday - 2 hours

Late May Bank Holiday Monday - 1 hour

Sunday before August Bank Holiday Monday - 2 hours

August Bank Holiday Monday - 1 hour

Halloween 31 October - 1 hour

Christmas Eve - 2 hours

Boxing Day - 2 hours

28 December - 2 hours

30 December - 2 hours

288 That the CCTV system installed upon the premises shall be maintained in good working condition and operable at all times

289 That recordings taken by the CCTV system installed upon the premises shall be kept and made available for inspection by authorised officers for a period of thirty one (31) days

293 All bar staff shall be trained in the prevention of crime and disorder and a record of the dates and names of the staff trained kept.

294 Toughened glass shall be used for the service of drinks

296 Only responsible drinks promotions will be allowed at the premises.

310 That all externally operating doors are to be closed at 23:30 hours.

311 That notices shall be displayed and announcements made requesting that customers leave the premises in a quiet and orderly manner

- 315** That the external area/beer garden at the premises are not to be used after 00:00 hours.
- 327** That signs shall be displayed informing customers and staff that sales of alcohol will not be made to under 18s and that age identification will be required
- 332** All children on the premises under 18 will be accompanied by a parent or responsible adult at all times
- 340** That the company monitors the need for door supervisors and in doing so takes into account any advice given by the police
- 341** That the pub manager shall actively participate in and support the local Pubwatch scheme (where active)
- 342** That the manager shall liase with local neighbours as part of his/her duties and resolve any reasonable concerns in accordance with Mitchells and Butlers Retail Leisure Ltd "Role in the Community Guidelines"
- 343** Appropriate signage will be on display to alert patrons to recognise the presence of local residents when using the outside area and departing the premises
- 344** Any sound from regulated entertainment is not to be audible within the nearest noise sensitive property
- 345** The external bar servery to the front will be cleared of stock and cash when closed
- 346** The external bar servery to the front will close at 23:00

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

Annex 4 - Plans - Attached

Licence No. 846607
Plan No. 2843-82
2843-83
Plan Date August 2014

From: Prickett, Mark
Sent: Monday, July 11, 2016 5:09 PM
To: Regen, Licensing
Cc: Mills, Dorcas; [REDACTED]; Tear, Jayne
Subject: Variation application - Old Thameside Inn

Dear Licensing,

The Environmental Protection Team (EPT) have reviewed the variation application for Old Thameside Inn, SE1 9DG.

Variation application is seeking;

1. Applicant seeks to add sale of alcohol to be consumed off the premises, between 10:00 – 00:00 Sunday to Wednesday, 10:00 – 01:00 Thursday to Saturday.
2. Applicant seeks late night refreshment outdoors, between 23:00 – 00:00 Sunday to Wednesday, 23:00 – 01:00 Thursday to Saturday.
3. An additional condition re glass collection.
4. References to wording of existing conditions due to de-regulations through the Live Music Act 2012.

EPT are currently not clear on the intentions for the applicant to seek off sales? Please advise. Is there an intention to allow customers to buy drinks who then take them away from the premises along the river walk and into surrounding areas? If so then EPT raise concerns re public nuisance, especially if sought until 01:00 Thursday to Sundays.

Re the request for late night refreshment outdoors, condition 315 on existing premises licence stipulates "That the external area/beer garden at the premises are not to be used after 00:00 hours". Therefore there would be no need for LNR post midnight on any day? Please confirm.

With regards to the new condition re glass collection, is there a plan to show where this area of glass pick up will be?

EPT make **representation** against this application until further information is provided.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
3rd Floor, Hub 1
Southwark Council, 160 Tooley Street, SE1 2QH
Tel: 0207 525 0023

MEMO: Licensing Unit

To Licensing Unit **Date** 13 July 2016

Copies

From Jayne Tear **Telephone** 020 7525 0396

Email jayne.tear@southwark.gov.uk

Subject Re: Old Thameside Inn, Pickford's Wharf, Clink Street, London, SE1 9DG 16
 – Application to vary the premises licence

I write with regards to the above application to vary the premises licence submitted by Mitchells & Butlers Leisure Retail Limited under the Licensing Act 2003.

The brief description of the nature of the proposed variation provided with the application is as follows:

1. *To amend the premises licence to allow both on and off sales for sale by retail of alcohol. Hours for off sales are to match the current permitted hours for on sales.*
2. *To allow late night refreshment both indoors and outdoors. Hours for outdoors are to match the hours currently permitted for sales indoors.*
3. *To insert the following condition under public safety: "Regular glass collections will take place in external areas on Pickfords Wharf used by customers off the premises for consumption."*
4. *The Live Music Act 2012 removed the requirement to license the provision of entertainment facilities and therefore all such activities are now de-regulated. As facilities for making music and dancing are no longer licensable under the Licensing Act 2003, we would be grateful if any reference to such provision could be omitted from any new licence issued as a result of this application.*

Therefore the application is seeking to add the following licensable activities:

- Supply of alcohol (off the premises) on Sunday to Wednesday from 10:00 to 00:00 and on Thursday to Saturday from 10:00 to 01:00.
- Late night refreshment (outdoors) on Sunday to Wednesday from 10:00 to 00:00 and on Thursday to Saturday from 10:00 to 01:00.
- Overall opening times shall remain as - on Sunday to Wednesday from 07:00 to 00:30 and on Thursday to Saturday from 07:00 to 01:30

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, the prevention of public nuisance and public safety.

Providing off sales at the premises could encourage people to drink alongside the river and there have been problems in the past along bankside regarding anti-social behaviour from people drinking in the street and along the river walkway. If the premises were to provide off sales at the premises they would have no control over patrons that wish to drink along the river, or of where they dispose of the empty containers.

Point 3 in the description of the application does not clarify which '*external areas on Pickford's Wharf*' that the new condition would apply to and I ask for the applicant to clarify this within the premises plan as no plans were submitted with the application.

Furthermore, the licensing team is currently investigating allegations that the premises is in breach of their premises licence in regards to the use of some of the outside area, I will provide more information with regards to this matter once the investigation has progressed.

Section six of the policy (from page 32) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 129 of the policy and, as a Public House, this premises falls into the class of premises in 130 of the policy.

Therefore under 119 of the policy there is a rebuttable presumption that applications for new premises licences or variations that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

The applicant has not addressed the presumption to refuse this application within the operating schedule. I would recommend refusal of this application unless the applicant can demonstrate that the premises will not contributing to crime and disorder and public nuisance within the policy area.

Southwark's Statement of Licensing Policy 2016 – 2020 can be found on the following link:

[http://www.southwark.gov.uk/downloads/download/4399/licensing_act_2003 -
_southwark_statement_of_licensing_policy_2016 - 2020](http://www.southwark.gov.uk/downloads/download/4399/licensing_act_2003_-_southwark_statement_of_licensing_policy_2016_-_2020)

Jayne Tear
In the capacity of Licensing Authority as a Responsible Authority

1

From: Morris, Adele
Sent: Friday, July 08, 2016 5:33 PM
To: Tahir, Sarah
Cc: Franklin, David; 'Ian.Clements@met.pnn.police.uk'; Public Health Licensing; Tear, Jayne; Mills, Dorcas
Subject: RE: RE: Consultation Letter - 852714, LDO 13/07/16, Old Thameside Inn

Dear Sarah

I write in objection to this application "to vary the premises licence to allow off sales for alcohol and late night refreshment for existing licensed hours for on sales. To insert a new condition under public safety and to remove the condition for facilities for making music and dance."

I have looked at the existing licence and without having site of the plans it is difficult to understand which area is being referred to for off sales. It is my understanding that the premises currently uses an extensive area of public realm for licenseable activities, and it has been suggested that this is beyond their permitted area. In addition, the premises already has late night refreshment that corresponds with their existing licence. Are they asking for late night refreshment for the off sales area?

Finally, this premises is in the Borough and Bankside Cumulative Impact Zone and should not be granted any extension to its licenseable area, under the protection of crime and disorder and public nuisance.

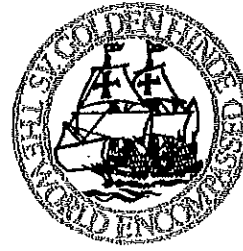
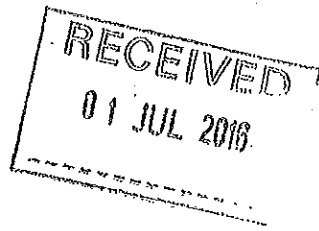
Best wishes

Councillor Adele Morris
Cathedrals Ward Liberal Democrat Councillor
Opposition Spokesperson for Regeneration
Vice Chair of Licensing Committee
LGA Environment, Economy, Housing and Transport Board Member
LGA Planning Advisory Service Board Member

Tel: 0207 525 4377



AdeleCathedrals



GOLDEN HINDE LIMITED

St Mary Overie Dock
Cathedral Street
London SE1 9DG
Telephone 08000 190 150

29 June 2016

The Licensing Service, Southwark London Borough Council
c/o Southwark Environmental Health & Trading Standards Business Unit
3rd Floor, Hub 2, 160 Tooley Street
London SE1P-5LX

Dear Sirs

OBJECTION

Premises: Old Thameside Inn, Pickfords Wharf, SE1 9DG
Application by: Mitchells & Butler s Leisure Retail Ltd

The Golden Hinde is about 30 feet from The Old Thameside Inn and their closest neighbour.

Over the past years The Old Thameside have been systematically breaking the terms of their current Premises Licence by allowing the consumption of alcohol beyond the designated outside area. Their customers have been allowed to consume alcohol purchased from the pub on the public viewing area and all around St Mary Overie Dock. This illegal drinking has been encouraged by the Old Thameside setting up a mobile bar on the adjoining land around the dock for the sale of alcohol. Photographic evidence of these breaches have been provided to Southwark Licensing.

The Golden Hinde is an educational museum and our programmes are aimed at both school children and the general public. We have activities that take place on the ship both during the day and overnight. The uncontrolled and extensive drinking beyond the current permitted area causes considerable concern and difficulties for our operation. The noisy, rowdy and occasional drunken behaviour is a totally unsuitable environment for the visiting children participating in our Living History programmes. The teachers accompanying the groups have expressed concern and on many occasions our staff have reluctantly had to take action to avoid upsetting the students. Further to this, these pub patrons

are a large source of litter including broken glass on the paved apron surrounding the dock. The Golden Hinde has a duty to keep this area clean and as such we clearly object to any legitimizing of this. There have been incidents of bottles being thrown at the ship and when we pump the dock there are hundreds of bottles and drinking glasses to be cleared, many of which are broken.

Part of the area they wish to expand into is made up of wooden slatted decking. This is used by the pub's patrons as the smoking area which poses a fire risk, particularly as paper and debris builds up in the cracks and below the wood raising the possibility of fire. With the Golden Hinde, a wooden ship a mere 10-15 feet away, the risks of fire are a major concern, particularly when the smokers are likely to have been drinking.

The Old Thameside Inn now wishes to change their license to include "off sales". This is likely to further encourage the consumption of alcohol in the surroundings but outwith their current permitted drinking area. As previously stated this would have a harmful impact on the visitors and especially children coming to the Golden Hinde.

The Old Thameside also want "Late night refreshments" outdoors for the same hours as are permitted indoors. This will result in a further nuisance to children who are staying on board the Golden Hinde overnight as part of our educational programmes.

The management of The Old Thameside have demonstrated their disregard of the law by their constant breaching of the terms of the current premises licence. They do not respect the rights of the public to access the public viewing area and are more focused on profit. We do not believe that they should be granted this alteration to their Premises Licence.

We object to the above application.

Yours faithfully,

[Redacted signature block]



3

[REDACTED]
Clink Street
London
SE19DG

Southwark Council Licencing Service
Floor 3, Hub 2
PO Box 64529
London
SE19DG

8/7/16

Dear Sir /Madam

Objection to licensing application 852714 (Old Thameside Inn, Pickfords Wharf) on the basis that a refusal of the application is necessary to avoid a nuisance

There are two specific aspects which the undersigned would like to address:

1. Application for Off Sales - late service.

We understand that this relates to permission for sales and drinking of alcohol in outside areas.

Our objection to this application is based on the noise pollution which will inevitably be suffered by the residents of Pickfords Wharf Apartments and adjoining apartment buildings (Horseshoe Wharf, Winchester Wharf and Little Winchester Wharf). The relevant outside areas of The Old Thameside Inn have been used for many years with some consequential noise and disturbance.

In particular, this application allows for late night use of the outside space (off sales) for light refreshments until 1 am from Thursdays to Saturdays, which is the regime now pertaining to the indoors areas under the existing licence. A substantial part of the outside areas are directly below the residential Apartments of Pickfords Wharf and they are also close to the adjoining apartment buildings. Inevitably the use of the outside space until this hour will cause noise, disturbing the sleep of residents, thus causing a nuisance to residents.

Use of the outside space at this late hour is also not in accordance with condition 315 of the existing licence (namely, that the external area/beer garden at the premises are not to be used after 00.00 hours) and is inconsistent with condition 315 (all external operating doors are to be closed at 23.30).

In our view light refreshments should only be served until 11pm (as on Sundays to Wednesdays)

2. Opening at 7am

The application states that the opening hours of the Old Thameside Inn (as set out in the operating schedule) may commence at 7am, which appears to be a change from the present licence. Noise pollution will inevitably be suffered by the residents of the eight flats in Pickfords Wharf Apartments. Pickfords Wharf is a mixed commercial and residential building which (unfortunately) is constructed

in such a way that sound resonates throughout the various floors. Additionally, extraction fans for the Old Thameside Inn kitchen are located in the plant room which is adjacent to the residential apartments.

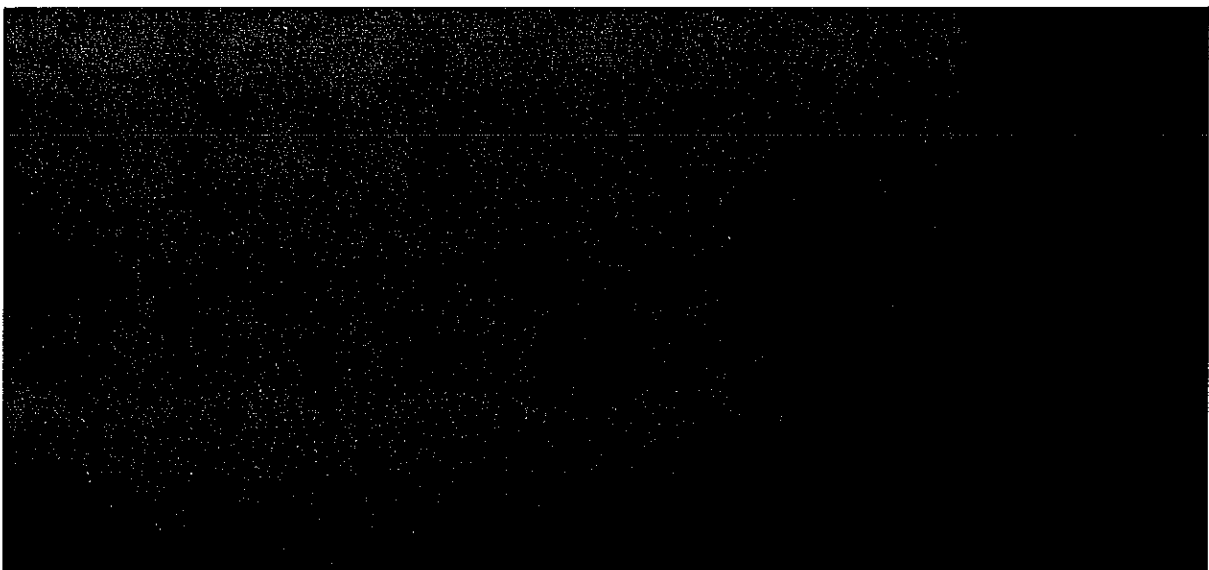
An opening time of 7am means that it is possible for the establishment to commence operations at that time, for example, by serving breakfast, with the following potential consequences:

1. The cleaning of the Old Thameside Inn, which presently causes noise in the residential apartments, especially in the outside areas, will take place at an earlier time than at present. At the moment (by agreement with the Old Thameside Inn) cleaning in these areas does not normally begin until 8am on weekdays and 9am on weekends. Noise from the moving of tables and chairs is inevitable. We are informed that sound proofing is not an option. Clearly an opening time of 7am will mean that the cleaning, with its associated noise, will take place much earlier in the morning, with the result that the residents' sleep will inevitably be disturbed. Cleaning after closing the prior evening will have the same result, since the Old Thameside Inn does not close until at least 11pm.
2. The extraction fans for the kitchen, as stated, are close to the residential apartments. They are noisy and with a 7am start for breakfast will have to be switched on at an early hour. The present arrangement with the Old Thameside Inn is that the fans are switched on at 9.30am. A start time for the fans prior to 9.30 am is unreasonably early and will generate an unacceptable level of disturbance. One resident, who is particularly affected by the fan noise, is writing separately.
3. If customers arrive at 7am, or soon after, and sit outside on the terrace there will be disturbance to residents early in the morning.

In our view the Old Thameside Inn should open no earlier than 10am.

These likely activities and their consequences, as detailed above, mean that the application should be refused in order to prevent a nuisance.

The following are the authorised signatures to this letter. The date by the names indicates when authorisation was granted by email. The emails are available on request



4

From: [REDACTED]
Sent: Tuesday, July 12, 2016 2:37 PM
To: Regen, Licensing
Subject: Old Thameside Inn, Pickfords Wharf, Clink Street SE1 9DG. Extension of licence Application 852714

Southwark The Licensing Service.
Southwark London Borough Council,
c/o Southwark Environmental Health & Trading Standards Business Unit,
3rd Floor, Hub 2,
160 Tooley Street,
London, SE1P 5LX.

Dear Sirs,

I am writing to object to the amendment of the premises license at the Old Thameside Inn to allow off sales of alcohol and provision of refreshments outside during the same hours as are currently permitted for sales within the premises.

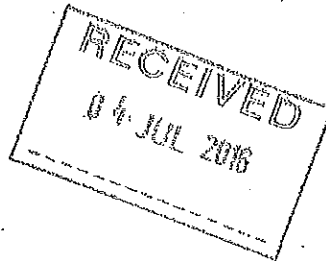
[REDACTED] and are concerned that, if the application is granted, we shall suffer an increase in the amount of noise nuisance, particularly from the the pub's riverside terrace. We are concerned to see that any use of the terrace area for eating and/or drinking or for glass collection and disposal, cleaning, furniture re-arrangement etc. before 8am or after 11pm is avoided and that use within these hours is strictly controlled by conditions incorporated in any amendment to the pub's present license. It would be very much better if there was no eating or drinking on the terrace until much later in the morning, as is the pub management's present practice.

The management, which has generally been considerate towards us, have told me that it is not their intention that any of these things should in fact occur and they do not intend to make full use of the hours for which consent is being sought. However, management and policies can change over time and we think it important that the license protects us and other adjoining residents from the kinds of early or late hour noise and nuisance that are our concern.

We should be grateful if an appropriate amendment to the application that protects local residents from night-time and early morning noise of all kinds can be agreed.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

DCM +852714



3 July 2016

The Licensing Service/Southwark Licensing Team
Southwark London Borough Council
c/o Southwark Environmental Health & Trading Standards Business Unit
3rd Floor
Hub 2, 160 Tooley St
London SE1P 5LX

Re: Objection to application to vary a Premises Licence, Licence Number: 852714
Premises known as Old Thameside Inn, Pickford's Wharf, Clink St, London SE1 9DG.
(<http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=852714>)

Dear Sir/Madam

My name is [REDACTED] I understand that application 852714 (and any related applications) seeks to extend/alter the agreed opening hours and/or extend/alter the time when alcohol and food can be served at Old Thameside Inn.

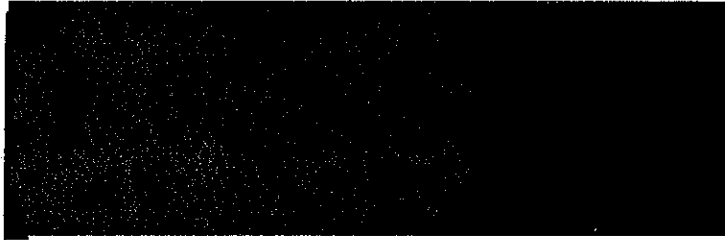
I object to any extension or alteration of the times when alcohol/food is served or when the pub is open on the grounds that this would cause me extreme nuisance.

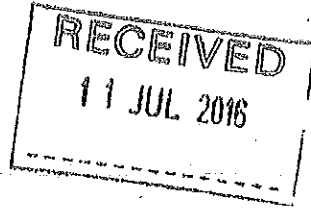
My flat, and particularly my bedroom, is directly adjacent to the plant room serving the Old Thameside Inn pub. The plant room is where the pub's kitchen and ventilation fans are located, and these fans when in operation are very noisy and deprive me of the ability to sleep or to comfortably use the upper floor of my flat. On occasions over the last decade the pub's fans have been left on by mistake during the night or for longer than the agreed hours and as a result I have not been able to sleep. This has caused me significant health problems and if necessary I can provide evidence for this in my medical records. This significant noise nuisance to me has long been acknowledged by the pub staff, by Mitchell and Butler and by GMS Estates, who own the freehold of Pickford's Wharf.

To mitigate the noise nuisance and the risk of harm to my health, the mutually agreed earliest time that the pub can power up its fans is 09.30am, the time agreed that it must power down the fans at night is 22.30pm and to comply with these agreed times the fans are powered up and down by a timer.

I therefore object to application 852714, as any extension/alteration to the pub's opening hours would mean that the pub would have to operate its kitchen and ventilation fans during any extended/alterred hours before 09.30 am or after 22.30pm and this would cause significant and predictable harm to my health.

Yours sincerely





GOLDEN HINDE TRUST

Unit 1 & 2 Pickfords Wharf, Clink Street, London SE1 9DG

T: +44 (0) 20 7403 0123

E: admin@goldenhinde.com, www.goldenhinde.com

Registered Charity No. 1134625 VAT No.100 6827 49

08 July 2016

The Licensing Service, Southwark London Borough Council
c/o Southwark Environmental Health & Trading Standards Business Unit
3rd Floor, Hub 2, 160 Tooley Street
London SE1P-5LX

Dear Sirs

OBJECTION

Premises: Old Thameside Inn, Pickfords Wharf, SE1 9DG

Application by: Mitchells & Butler s Leisure Retail Ltd

The Golden Hinde is about 10 feet from The Old Thameside Inn and their closest neighbour.

The Golden Hinde is an educational museum and our programmes are aimed at both school children and the general public. We have activities that take place on the ship both during the day and overnight. The uncontrolled and extensive drinking beyond the current permitted area causes considerable concern and difficulties for our operation. The noisy, rowdy and occasional drunken behaviour is a totally unsuitable environment for the visiting children participating in our Living History programmes. The teachers accompanying the groups have expressed concern and on many occasions our staff have reluctantly had to take action to avoid upsetting the students.

Further to this, these pub patrons are a large source of litter including broken glass on the paved apron surrounding the dock. The Golden Hinde has a duty to keep this area clean and as such we clearly object to any legitimizing of this. There have been incidents of bottles being thrown at the ship and when we pump the dock there are hundreds of bottles and drinking glasses to be cleared, many of which are broken. Currently, hundreds of bottle and glasses are thrown into the dock, of which we are left to remove them by hand and dispose of them. The Old Thameside Inn refuse to accept responsibility for this even though the area that has the majority of the debris are just outside the area in concern. An extension of their beer garden will only increase the amount of bottles and glasses that is thrown into the dock. This blocks the dock pump from time to time, which end up costing us hundreds of pounds to repair:

Part of the area they wish to expand into is made up of wooden slatted decking. This is used by the pub's patrons as the smoking area which poses a fire risk, particularly as paper and debris builds up in the cracks and below the wood raising the possibility of fire. With the Golden Hinde, a wooden ship a mere 10-15 feet away, the risks of fire are a major concern, particularly when the smokers are likely to have been drinking. The Old Thameside Inn now wishes to change their license to include "off sales". This is likely to further encourage the consumption of alcohol in the surroundings but without their current permitted drinking area. As previously stated this would have a harmful impact on the visitors and especially children coming to the Golden Hinde.

The Old Thameside also want "Late night refreshments" outdoors for the same hours as are permitted indoors. This will result in a further nuisance to children who are staying on board the Golden Hinde overnight as part of our educational programmes. The management of The Old Thameside have demonstrated their disregard of the law by their constant breaching of the terms of the current premises licence. We understood that most recently the council have spoken to the management of the Old

Thameside Inn about the unauthorised sale of alcohol on the dock side, they have chosen to ignore this warning and have continued the sale of alcohol in this area. Please see most recent pictures attached.

They do not respect the rights of the public to access the public viewing area and are more focused on profit. We do not believe that they should be granted this alteration to their Premises Licence. We object to the above application.

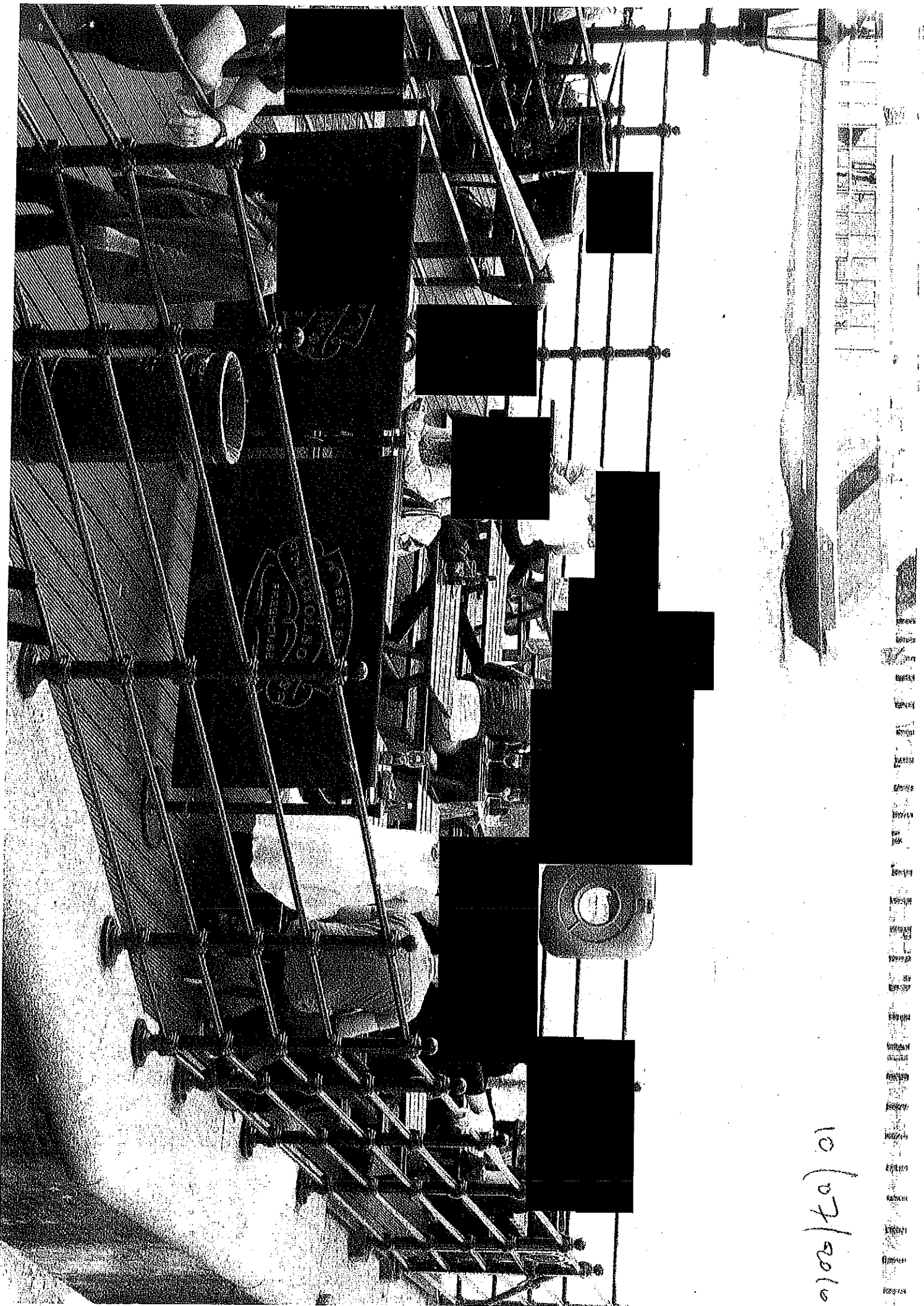
Yours faithfully

A large black rectangular redaction box covering the signature area of the letter.

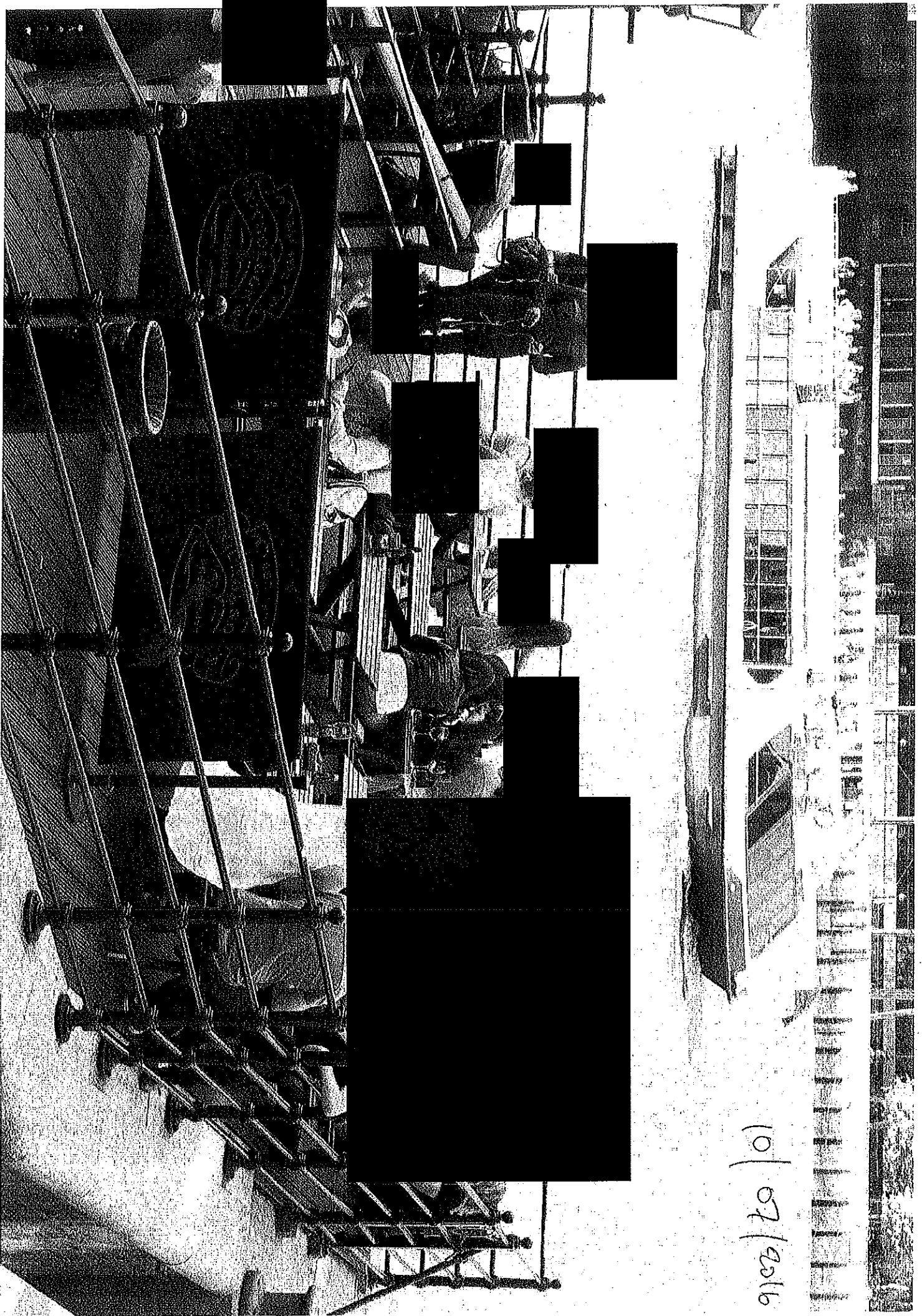
CEO



Taken on the:
10/07/2016



01002/ta/01



10 | 07/2016

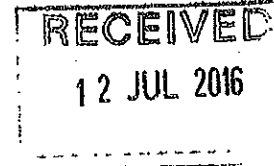

Waterman Group plc

Direct Tel: 0207 928 7888
 Direct Email: [REDACTED]

Our Ref: GRH/NT

Date: 12 July 2016

Southwark Council
 Licensing Service
 Floor 3, Hub 2
 PO Box 64529
 London
 SE1P 5LX



Dear Sir or Madam

Licensing Register – Application No 852714 – Old Thameside Inn

We wish to lodge an objection to the above licensing application.

Waterman Group plc are engineering and environmental consultants who occupy office premises on the ground to fifth floor of Pickfords Wharf, Clink Street, London SE1 9DG. These office premises are situated directly above the Old Thameside Inn public house, the subject of this application.

Within its office premises, Waterman Group currently employs 350 staff who are involved in computer aided design of buildings and infrastructure projects, engineering calculations, report writing and providing advice to clients. Our working hours are from 7am to 9pm, Monday to Friday. The work performed by our staff requires intense concentration with minimal interruption from noise.

The licensing application proposes two changes which will impose a nuisance effect on our business and to which we wish to make our objections.

1. A new variation is proposed to add off sales for the supply of alcohol and to add outdoor use to the current licence for late night refreshment.

A balcony area alongside the public house is already in use for the consumption of refreshments by customers purchased inside. Any variation or extension to the area from which refreshments can be served or consumed will inevitably lead to an increase in noise levels from both staff and customers. This additional noise and disturbance is expected to be a nuisance to members of our staff, preventing them from performing their duties.

2. The application proposes the removal of the condition for facilities for making music and dance by customers of the premises.

Removal of this condition will permit the Old Thameside Inn to provide live music and perform dance at any time of the day or night within the permitted hours, without any limitation on the maximum output of noise, subject to limitations imposed by the existing Environmental Health legislation. The anticipated increase to the level of music noise emitted and the hours when such live and recorded music can be played will cause nuisance to our business, detrimentally affecting our ability to efficiently conduct normal business activities from our office premises, directly above the Old Thameside Inn.

For the reasons set out above, we request that the licence application be rejected.

Yours faithfully,

[REDACTED]

Chief Executive

[REDACTED]

Company Secretary

Pickfords Wharf, Clink Street, London SE1 9DG
 t. +44 (0)20 7928 7888 e. mail@watermangroup.com w. www.watermangroup.com

Waterman Environmental
 Registered in England Number 2527092 Registered Office: Pickfords Wharf, Clink Street, London SE1 9DG

From: Prickett, Mark
Sent: Friday, July 22, 2016 3:02 PM
To: 'Lisa Sharkey'; Mills, Dorcas
Cc: Tear, Jayne
Subject: RE: Old Thameside Inn, Pickfords Wharf, Clink Street SE1 9DG - Application for Variation of Premises Licence

Dear Lisa,

Thank you for providing further information.

The reasoning for the variation is now clear to the Environmental Protection Team (EPT) and as such EPT have no further concerns with regards to this variation application.

Dorcas – please consider this email as confirmation that EPT’s representation is now withdrawn.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
3rd Floor, Hub 1
Southwark Council, 160 Tooley Street, SE1 2QH
Tel: 0207 525 0023

From: Franklin, David
Sent: Monday, July 25, 2016 2:17 PM
To: 'l.sharkey@popall.co.uk'
Cc: Mills, Dorcas; Prickett, Mark; Tear, Jayne; Sharpe, Carolyn
Subject: FW: Old Thameside Inn, Pickfords Wharf, Clink Street SE1 9DG - Application for Variation of Premises Licence

Hi Lisa,

Thanks for this information, couple of questions, would your client consider additional conditions?;

1. Staff will make regular (½ hourly?) checks of the outside area and request patrons that have strayed beyond the permitted area to return to the pub area.
2. Any off sales not for consumption in the designated external area will be sold in closed and sealed containers.

Thanks

David

David Franklin
Team Leader Licensing
Regulatory Services

1

From: [REDACTED]
Sent: Monday, July 25, 2016 1:21 PM
To: Mills, Dorcas
Subject: Re: Premises licence - Old Thameside Inn, Pickford Wharf, Clink St, SE1. -
Importance: High

Dear Dorcas

I have read the statement and while it is encouraging, it is important to attend the hearing to put on record objections I and other residents have re: any change to any operating hours, notwithstanding the amendments, which do not cover all objections. Southwark Council will see from my previous emails that the issue of noise nuisance relating to the pub operating outside mutually agreed hours of 09.30am - 22.30pm have been ongoing for some time, and this hearing will help all concerned understand the severity of the noise nuisance.

I have attached a medical letter and am awaiting a further letter from my consultant, which I will send or bring to the hearing.

Kind regards

[REDACTED]

2

From: [REDACTED]
Sent: Monday, July 25, 2016 5:00 PM
To: Mills, Dorcas
Subject: Re: Premises licence - Old Thameside Inn, Pickford Wharf, Clink St, SE1. -
Importance: High

Dear Ms Mills,

Our objections to this application remain in their entirety.

Following the conciliatory statement released by the solicitors acting on behalf of the Old Thameside, I would like to reiterate our objection to the granting of a licence.

Our objection has always been that the Old Thameside should not be utilizing the outside area for their “off-sales” as it is not licensed, and for many years wasn’t even owned by their landlords. We therefore object to any legitimizing of this venture. We have sought many times in the past to stop them from using it as an extension to their own beer garden. We have also objected on the grounds that part of this area was created for public viewing with public funds. Any expansion of the outside drinking has a major impact on the running of the Golden Hinde as an educational museum for children as well as denying the general public access to this area.

Their assertion that they have been using the external areas for many years and that it is only due to a clerical error that it is not on the current license is being economical with the truth. Since the viewing platform was rebuilt in 1997 we have objected to their use of the area in question numerous times. We have a letter from the then landlords ANZ Bank written to the Old Thameside telling them to stop their activities on the viewing platform and paved area in July 2000. This was adhered to for a while, but over time The Old Thameside reverted to its old ways. As I became less involved in the day to day running of the Golden Hinde, the situation was allowed to continue unchecked, with the Old Thameside continually promising that they would cease their operations on this area.

Upon taking the ship back in 2016 I was appalled to see how the situation has been allowed to slide. I have since made clear my objection to them using this area in this manner. Since my objection was brought to their attention again, they have responded solely by attempting to paper over their misdemeanors by applying for this license.

Further to all this, the plans attached to their conciliatory statement do not match the facts and are incorrect and grossly misleading. The small scale plan (Plan No 1 dated 21.07.2016) details the area that GMS (The Pub’s Landlords) purchased in 2014, on which they are now attempting to license their operations. However, the large scale plan (1942/02) has a blanket hatched area that goes outwith this land and onto property not owned by GMS. This is land owned by either the PLA, Minerva House, or Palace House. I note that the Old Thameside are now proposing an outside “bar servery” which will greatly increase the level of outside drinking, thereby impacting more on those other than the pub’s clientele.

Their statement, “A number of the objectors have referenced opening hours and extension of licensable activities. We are not seeking to change hours nor amend other licensable activities. I should be grateful if

3

From: [REDACTED]
Sent: Tuesday, July 26, 2016 10:52 AM
To: Mills, Dorcas
Subject: RE: Premises licence - Old Thameside Inn, Pickford Wharf, Clink St, SE1. -

Dear Mr Mills,

[Application no 852714 – The Old Thameside Inn](#)

Thank you for your email below. I have read the email from Lisa Sharkey requesting amendments to the current variation application. It was also useful to receive the two plans as attachments to your email which I had not previously received or seen.

We welcome the withdrawal of the variation to add outdoor use to the current licence for late night refreshment however we remain convinced that the addition of off sales for the supply of alcohol will lead to additional noise and disturbance to members of our staff located above, thereby preventing them from being able to perform their duties effectively. We wish to continue to express our objection to this proposed variation.

We objected to the removal of the condition for making music and facilities for dancing since these were expected to increase the level of noise and disturbance from the balcony area which is already substantial, particularly during the good weather in the summer months. The applicant argues that these activities are no longer licensable. Please confirm that this is the case and send me an extract from the legislation confirming that these activities are no longer licensable.

Finally, we wish to express our concern with regard to the area covered by the licence. In our opinion, the licensee is currently allowing alcoholic drinks to be consumed in an area not covered by their existing licence. According to the MapSearch Snapshot attached to your email below, the hatched area alleged to be owned by GMS (we do not believe this is correct) is not leased to the licensee and therefore does not form part of the licensed area. However the licensee has already placed seating in this area and allows patrons to consume their alcoholic and non-alcoholic drinks in this area. As a result of this action, the noise level from the licensed balcony and hatched area has increased substantially due to the increased area and capacity provided to patrons. Please confirm whether or not the hatched area is currently licensed for the consumption of alcoholic beverages. If not, please confirm what action you propose to take to remedy this situation. Finally, please confirm that the current variation application no 852714 does not seek to extend the licensed area beyond its current limits.

Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Old Thameside Inn

Date 25/7/2016



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Agenda Item 8

Item No. 8.	Classification: Open	Date: 8 August 2016	Meeting Name: Licensing Sub-Committee
Report title:		Licensing Act 2003: Sama, Unit C, 242 Blackfriars Road, London SE1 9UF (Railway Arch south of Southwark Street between Blackfriars and Burrell Street.	
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 Sama Group Ltd for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Sama, Unit C, 242 Blackfriars Road, London SE1 9UF.
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 12 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 and further correspondences are attached as Appendices B , C, D and E.
 - d) Paragraph 21 deals with licensed premises within a 100 metre radius of the premises. A map of the area is attached as Appendix F.
 - 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 19 June 2016, Sama Group Ltd applied to this council for the grant of a new premises licence in respect of the premises known as Sama Unit C, 242 Blackfriars Road, London SE1 9UF. The premises are described as a multi-function light restaurant, meeting space and cocktail bar. It will cater for large number of office staff and professional workers in the surrounding area. It intends to operate as a late night bar on Friday and Saturday nights consistent with the recently granted planning consent.

9. The application is summarised as follows:
 - **Films (indoors)**
Sunday to Thursday from 10:00 to 00:00
Friday and Saturday from 10:00 to 01:30

 - **Live music (indoors)**
Sunday to Thursday from 10:00 to 00:00
Friday and Saturday from 10:00 to 01:30

 - **Recorded music (indoors)**
Sunday to Thursday from 10:00 to 00:00
Friday and Saturday from 10:00 to 01:30

- **Performance of dance (indoors)**
Sunday to Thursday from 10:00 to 00:00
Friday and Saturday from 10:00 to 01:30
- **Anything of a similar description (indoors)**
Sunday to Thursday from 10:00 to 00:00
Friday and Saturday from 10:00 to 01:30
- **Late night refreshment (indoors)**
Sunday to Thursday from 23:00 to 00:00
Friday and Saturday from 10:00 to 01:30
- **Sale & supply of alcohol (on/off premises)**
Sunday to Thursday from 10:00 to 23:30
Friday and Saturday from 10:00 to 01:00
- **Operating hours**
Sunday to Thursday from 07:00 to 00:00
Friday and Saturday from 07:00 to 01:30
- The applicant has also requested that there be non-standard timings for each of the above timings as follows:
 - From the end of permitted hours on New Year's Eve to the start of New Year's Day.
 - Sundays before bank holidays extended until 01:30
 - An additional hour when British Summertime commences.

10. The premises licence application form provides the applicant operating schedule. Parts B, E, F, G, H, 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

11. The proposed designated premises supervisor Steve Prashad Adam who is in the process of acquiring a personal licence.

Representations from responsible authorities

12. Four representations were submitted by the Metropolitan Police Service, the environmental protection team (EPT), licensing as a responsible authority and the public health authority.
13. The police representation states that save for the sale of alcohol, all other licensable activities as per the application cease at the same time the premises is open to the public. To allow for a timely dispersal at whatever the terminal hour granted, there should be at least 30 minutes between the cessation of licensable activities and the terminal hour that the premises is open to the public. The 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.

14. The EPT have concerns with regards to the use of the external area, delivery times and how no references have been made as to how to control noise from any licensable entertainment. They seek further information before any decision can be made.
15. The licensing representation also state the premises falls within the saturation area 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.
16. The representation from public health is concerned that the application is for a premises located within the Borough Bankside cumulative impact policy area and the applicant has not provided sufficient information to rebut the presumption that granting this variation will add to the cumulative impact of crime, disorder and alcohol-related harm within the policy area. They also have concerns regarding the application for off-sales of alcohol. As the applicant describes the premises as a 'multi-function light restaurant, meeting space and cocktail bar' they do not see justification for the requirement for off-sales.
17. The representations are attached as Appendix B to the report.

Representation from other persons

18. There is one representation from other person (a local ward councillor). It states that the premise is in the Borough and Bankside cumulative impact policy area, and therefore should not be granted a licence. The application is for a vertical drinking establishment, which is likely to contribute to the noise, antisocial behaviour and hospital admissions that are the main reasons for bringing in the cumulative Impact policy.
19. A copy of the representation is attached as Appendix C.

Conciliation

20. The representations were forwarded to the applicant. The applicant has responded by submitting a statement, this has been circulated and has resulted in further responses from the responsible authorities, the issues therefore remain unresolved. The conciliation letter and corresponding emails are attached as Appendices D & E. The licensing sub committee will be updated of any developments on 8 August 2016.

The local area

21. A map of the area is attached to this report as Appendix F. The premises are 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

- Taste Wine, Unit 1, 242 Blackfriars Road, London SE1 (Sunday to Thursday till 23:00 and Friday and Saturday till 00.00)
- Taste Wine, Unit 2, 242 Blackfriars Road, London SE1 (Sunday to Thursday till 23:00 and Friday and Saturday till 00.00)
- Prince William Henry, 217 Blackfriars Road, SE1 (Sunday to Thursday till 00:30 and Friday and Saturday till 01.30)
- The Mad Hatter Hotel, 3-7 Stamford Street, London SE1 (Monday to Sunday till 01:30)
- The Pulse, 1-4 Blackfriars Arches, Invicta Plaza, London SE1 (24 hours)
- Doggarts, Coat & Badge, 1 Blackfriars Bridge Road, London SE1 (Monday to Sunday till 00:30)

Deregulation of entertainment

22. 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. However, live music can become licensable in on-licensed premises if the licensing authority removes the effect of the deregulation following a licence review ('licence review mechanism').

Southwark council saturation policy Borough and Bankside

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. This 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. This 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. This 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. This 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. This provides general guidance on the promotion of the first licensing objective
 - Section 9 - Public Safety. This provides general guidance on the promotion of the second licensing objective
 - Section 10 - The Prevention of Nuisance. This provides general guidance on the promotion of the third licensing objective
 - Section 11 - The Protection of Children from Harm. This 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.

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 person
Appendix D	Conciliation statement
Appendix E	Responses to conciliation statement
Appendix F	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	27 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	27 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 Sama Group 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			
Sama			
Unit C			
Railway Arch South of Southwark Street, Between Blackfriars Road and Burrell Street			
(As per the appended plans)			
Post town	London	Postcode	SE1

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£BAND C

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) |



Application

- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)

ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)

h) the chief officer of police of a police force in England and Wales please complete section (B)

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

Please tick yes

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

I am making the application pursuant to a
 statutory function or
 a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

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

SECOND INDIVIDUAL APPLICANT (if applicable)

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

(B) OTHER APPLICANTS

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

Name Sama Group Ltd
Address 112 Morden Road London SW19 3BP
Registered number (where applicable) 09765172
Description of applicant (for example, partnership, company, unincorporated association etc.) Private limited Company
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

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

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

Please give a general description of the premises (please read guidance note 1)

SAMA will operate as a multi-function light restaurant, meeting space and cocktail bar.

The applicant will provide an all day fusion food offer from breakfast through to lunch, dinner and cocktails in the evening. Weekday evenings SAMA will operate as a bar providing a warm enjoyable environment and eatery catering for the large number of office staff and professional workers in the surrounding area. SAMA will also operate as a late night bar on Friday and Saturday nights consistent with the recently granted planning consent reference 15/AP/4476.

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

What licensable activities do you intend to carry on from the premises?*(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)*

Provision of regulated entertainment

Please tick any that apply

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

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

In all cases complete boxes K, L and M

A

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

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon	10:00	00:00			
Tue	10:00	00:00			
Wed	10:00	00:00	State any seasonal variations for the exhibition of films (please read guidance note 4)		
Thur	10:00	00:00			
Fri	10:00	01:30	Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat	10:00	01:30	From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.		
Sun	10:00	00:00	Sunday's before Bank Holidays extended until 01:30.		
			An additional hour when British Summertime commences.		

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			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Wed			
Thur			<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)
Fri			
Sat			
Sun			

D

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

E

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 checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	10:00	00:00	Please give further details here (please read guidance note 3)		
Tue	10:00	00:00			
Wed	10:00	00:00	State any seasonal variations for the performance of live music (please read guidance note 4)		
Thur	10:00	00:00			
Fri	10:00	01:30	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) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. Sunday's before Bank Holidays extended until 01:30. An additional hour when British Summertime commences.		
Sat	10:00	01:30			
Sun	10:00	00:00			

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	10:00	00:00	Please give further details here (please read guidance note 3)	Both	<input type="checkbox"/>
Tue	10:00	00:00			
Wed	10:00	00:00	State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Thur	10:00	00:00			
Fri	10:00	01:30	Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 5) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. Sunday's before Bank Holidays extended until 01:30. An additional hour when British Summertime commences.		
Sat	10:00	01:30			
Sun	10:00	00:00			

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 checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	10:00	00:00	Please give further details here (please read guidance note 3)		
Tue	10:00	00:00			
Wed	10:00	00:00	State any seasonal variations for the performance of dance (please read guidance note 4)		
Thur	10:00	00:00			
Fri	10:00	01:30	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) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. Sunday's before Bank Holidays extended until 01:30. An additional hour when British Summertime commences.		
Sat	10:00	01:30			
Sun	10:00	00:00			

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 checked="" type="checkbox"/>
Mon	10:00	00:00		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	10:00	00:00	Please give further details here (please read guidance note 3)		
Wed	10:00	00:00	State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)		
Thur	10:00	00:00			
Fri	10:00	01:30	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)		
Sat	10:00	01:30	From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.		
Sun	10:00	00:00	Sunday's before Bank Holidays extended until 01:30.		
			An additional hour when British Summertime commences.		

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"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	23:00	00:00	Please give further details here (please read guidance note 3)	Both	<input type="checkbox"/>
Tue	23:00	00:00			
Wed	23:00	00:00	State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur	23:00	00:00			
Fri	23:00	01:30	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) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. Sunday's before Bank Holidays extended until 01:30. An additional hour when British Summertime commences.		
Sat	23:00	01:30			
Sun	23:00	00:00			

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"/>
Day	Start	Finish		Both	<input checked="" type="checkbox"/>
Mon	10:00	23:30	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Tue	10:00	23:30			
Wed	10:00	23:30			
Thur	10:00	23:30			
Fri	10:00	01:00			
Sat	10:00	01:00			
Sun	10:00	23:30			
			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)		
			From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.		
			Sunday's before Bank Holidays extended until 01:00.		
			An additional hour when British Summertime commences.		

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

Name Steve Prashad Aadam	
Address (Private address)	
Postcode	
Personal licence number (if known) TBC	
Issuing licensing authority (if known) TBC	

K

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

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	07:00	00:00	<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>From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.</p> <p>Sunday's before Bank Holidays extended until 01:30.</p> <p>An additional hour when British Summertime commences.</p>
Tue	07:00	00:00	
Wed	07:00	00:00	
Thur	07:00	00:00	
Fri	07:00	01:30	
Sat	07:00	01:30	
Sun	07:00	00:00	

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)

Please see attached appended Operating Schedule of conditions and Operational Management Statement to ensure the promotion of all four licensing objectives.

b) The prevention of crime and disorder

See a) above

c) Public safety

See a) above

d) The prevention of public nuisance

See a) above

e) The protection of children from harm

See a) above

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	13/06/2016
Capacity	Thomas & Thomas Partners LLP, Solicitors on behalf of the Applicant

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)

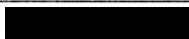
Our ref: JS/LON.47.1

Ryan Peermamode

Thomas & Thomas Partners LLP

38a Monmouth Street

Post town	London	Postcode	WC2H 9EP
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Telephone number (if any)	
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If you would prefer us to correspond with you by e-mail, your e-mail address (optional)
rpeermamode@tandtp.com

Notes for Guidance

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

**Application for Premises Licence
 SAMA**
Unit C, Railway Arch South of Southwark Street, Between Blackfriars Road and Burrell Street, London, SE1
APPLICATION SUMMARY
Proposed Hours

Sale of Alcohol	Sunday – Thursday: 10:00 – 23:30 Friday and Saturday: 10:00 – 01:00
Late Night Refreshment:	Sunday – Thursday: 23:00 – 00:00 Friday and Saturday: 23:00 – 01:30
Live & Recorded Music:	Sunday – Thursday: 1000 – 00:00 Friday and Saturday: 10:00 – 01:30
Opening Hours:	Sunday – Thursday: 0700 – 00:00 Friday and Saturday: 07:00 – 01:30
Non-standard Timings:	From the end of permitted hours on New Year’s Eve to the start of permitted hours on New Year’s Day. Sunday’s before Bank Holidays extended until 01:30 (Sale of Alcohol 01:00). An additional hour when British Summertime commences.

Proposed Conditions

1. That a CCTV system be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence.
2. That all CCTV footage shall be kept for a period of 31 days and shall be made immediately available to officers of the police and the council on request.
3. That all staff shall be given training in recognising the signs and symptoms of drug use and supply and will be instructed to be vigilant in respect of drug use and supply at the premises at all times. Should a staff member observe possible drug related I suspicious behaviour they are to report it to the duty manage immediately.
4. That substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
5. That no licensable activities are to take place in any external area of the premises after 23:00 hours.

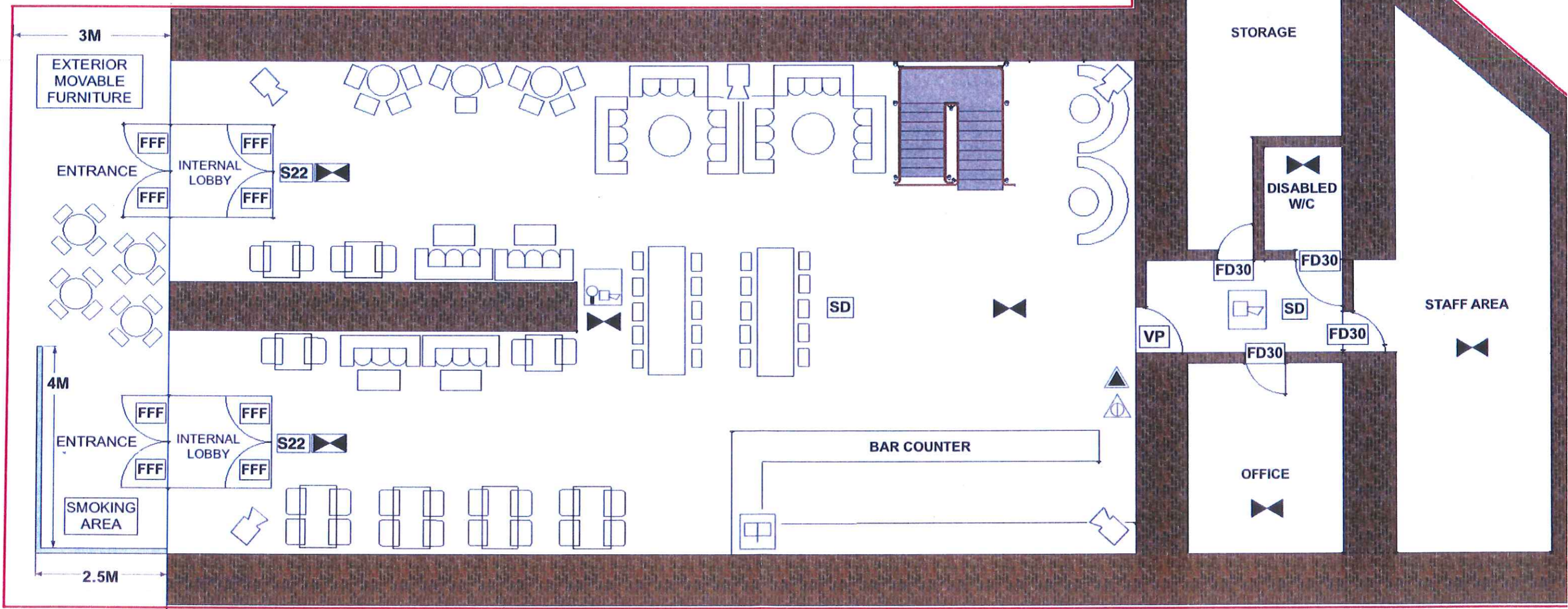
6. That an adequate number of SIA registered door supervisors will be employed at the entrance of the premises to monitor admissions to and departures from the premises from 22:00 hours on Fridays and Saturdays. SIA registered door supervisors will be employed at other key internal management control points as necessary for the purposes of security, protection, screening and dealing with conflict.
7. That clearly legible crime prevention notices will be prominently displayed where they can easily be seen and read by customers to provide relevant crime prevention information to customers as deemed appropriate by management in consultation with the police.
8. That the premises' opening and closing times will be prominently displayed where they can easily be seen and read by customers.
9. That a dispersal policy aimed at encouraging customers to leave the premises quickly and in a quiet and orderly manner shall be established and be implemented when the premises are in use.
10. That clearly legible notices shall be prominently displayed where they can easily be seen and read by customers requesting to the effect that patrons leave the area in a quiet and order in manner.
11. That an incident log book recording system shall be kept at the premises to record details of any of the following occurrences at the premises:
 - Instances of anti-social or disorderly behaviour
 - Seizure of drugs or weapons
 - Calls to the police or fire brigade
 - Any complaints received
 - Ejections of people from the premises
 - Visits to the premises by the local authority, police or fire brigade
 - Refused sales of alcohol
 - Any malfunction in respect of the CCTV system, searching equipment or scanning equipment
 - All crimes reported
 - Any other relevant incidents

The incident book I incident recording system shall record the time, date, location and description of each incident, the printed and signed name of the person reporting the incident and any action taken in respect of the incident. The incident book I incident recording system shall be available I be accessible at the premises at all times that the premises are in use in accordance with this licence and shall be made available to officers of the council, police or fire brigade on request.
12. That when queues occur, customers shall be required to stand in the designated queuing area and will be informed by staff how long their wait may be. Staff will also advise queuing customers to queue in a quiet and orderly manner.
13. That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers informing customers that searches may be a requirement of entry.
14. That the toilets at the premises will be monitored on a regular basis by staff. All such monitoring shall be recorded in a log and any drug related activity discovered as a result of such monitoring will be recorded in the log. All drug related incidents must be recorded in the incident log.

15. That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers stating to the effect that a zero tolerance policy towards drug use and supply is undertaken at the premises.
16. That delivery and collection times shall not take place late at night or early in the morning.
17. That refuse and recyclable waste shall be stored in a designated refuse storage area until it is due to be collected. Immediately prior to collection, refuse will be taken out ready for collection. Bins must be brought back to the designated refuse storage area immediately after refuse has been collected.
18. That clearly legible notices shall be prominently displayed where they can easily be seen and read by customers requesting to the effect that patrons respect the needs of local residents and use the area quietly.
19. That a challenge 21 scheme shall be maintained at the premises requiring that staff selling alcohol request that any customer who looks under 21 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 old. Valid photographic identification is composed of a UK/EU driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card.
20. Clearly legible signage shall be prominently displayed where it can easily be seen and read by customers informing customers that a challenge 21 policy is in operation at the premises.

SAMA GROUND FLOOR PLAN - SEATING & FURNITURE INDICATIVE ONLY - SCALE 1 : 125 at A4

	CCTV		EXTINGUISHER WATER		VP FIRE DOOR WITH VISIBLE PANEL
	CONTROL PANEL SOUNDER		FIRE ALARM CALL POINT		S22 FIRE EXIT SIGN ON DOOR
	CONTROL PANEL SOUNDER & LIGHT		FIRE BLANKET		S22 FIRE DOOR ILLUMINATED SIGN
	EMERGENCY LIGHTING		FFF FIRE DOOR FREE FROM ALL FASTENINGS		S22 FIRE EXIT SIGN ABOVE HEAD HEIGHT SHOWING EXIT ROUTE
	EXTINGUISHER CO2		SCA FIRE DOOR WITH SELF CLOSING AUTOMATIC RELEASE		FD30 FIRE DOOR - 30MIN RATING
	EXTINGUISHER FOAM		SF FIRE DOOR WITH SIMPLE FASTENING		SD SMOKE DETECTOR





















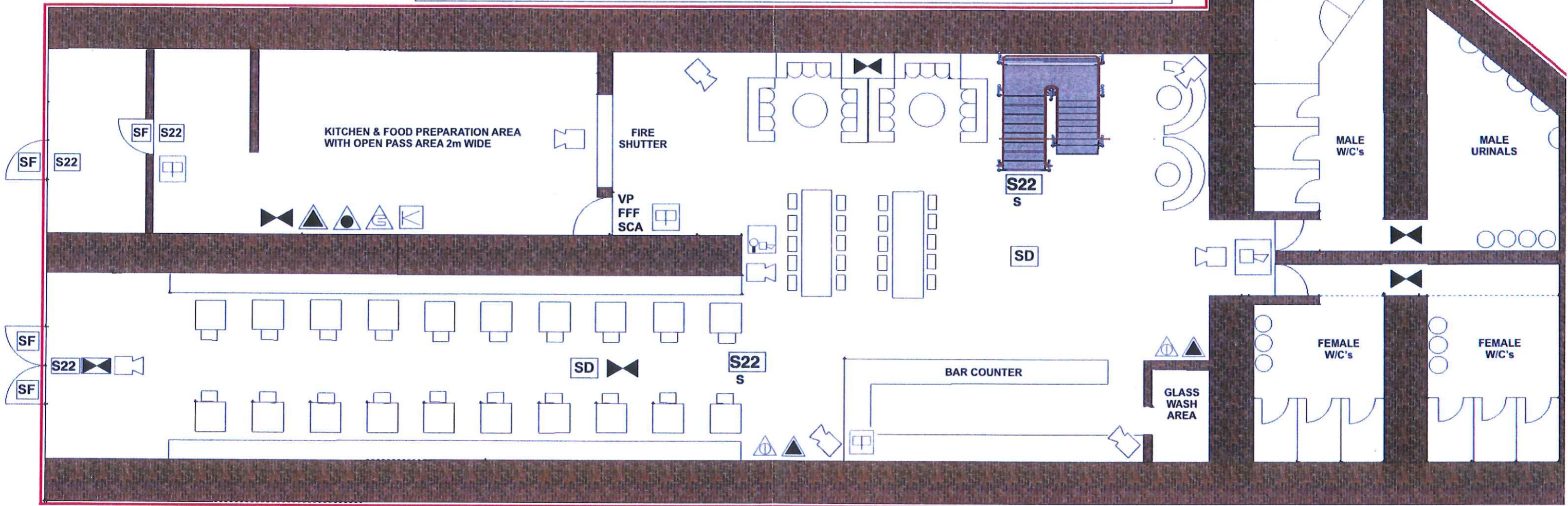
SAMA LOWER FLOOR PLAN

SEATING AND FURNITURE INDICATIVE ONLY

SCALE 1 : 125 at A4

1ST JUNE 2016

 CCTV	 EXTINGUISHER WATER	 FIRE DOOR WITH VISIBLE PANEL
 CONTROL PANEL SOUNDER	 FIRE ALARM CALL POINT	 FIRE EXIT SIGN ON DOOR
 CONTROL PANEL SOUNDER & LIGHT	 FIRE BLANKET	 FIRE DOOR ILLUMINATED SIGN
 EMERGENCY LIGHTING	 FIRE DOOR FREE FROM ALL FASTENINGS	 FIRE EXIT SIGN ABOVE HEAD HEIGHT SHOWING EXIT ROUTE
 EXTINGUISHER CO2	 FIRE DOOR WITH SELF CLOSING AUTOMATIC RELEASE	 HEAT DETECTOR
 EXTINGUISHER FOAM	 FIRE DOOR WITH SIMPLE FASTENING	 SMOKE DETECTOR



TP(VAR)(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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PLANNING PERMISSION

Applicant Miss Vanessa Garner
Network Rail Infrastructure Limited

LBS Registered Number 15/AP/4476

Date of Issue of this decision 15/04/2016

Planning Permission was GRANTED for the following development:

Variation of Condition 9 of planning permission 14/AP/4721 for: 'Use of vacant railway arches to create a 23.41sqm shop (Unit A), a 87.28sqm drinking establishment (Unit B), a 493.56sqm drinking establishment (Unit C) and a 645.83sqm restaurant (Unit D) involving the reconfiguration and reduction of existing mezzanine floorspace; associated works to include the glazing of the arch entrances (incorporating ventilation louvres) and forecourt alterations (resurfacing, new boundary treatment, lamp-posts and LED wall lights and additional street furniture (bollards, electrical / cable storage kiosk and an advertising plinth)'. Condition 9 to now read: The shop, restaurant or drinking establishment uses hereby permitted shall not operate outside of the hours of 07:00 to 00:00hrs on any given day including Bank Holidays, with the exception of Unit C (drinking establishment) which is permitted to operate between 07:00 to 01:30hrs on Fridays and Saturdays only.

At: RAILWAY ARCHES SOUTH OF SOUTHWARK STREET, BETWEEN BLACKFRIARS ROAD AND BURRELL STREET, (INCLUDING UNIT 3, RAILWAY ARCHES, BURRELL STREET, LONDON SE1

In accordance with application received on 06/11/2015 12:00:32 **Your Ref. No.:**

and Applicant's Drawing Nos. 440726-4301 Rev. B (Existing Elevation A-A and B-B), 440726-4302 Rev. B (Existing Elevation C-C, D-D, E-E and 3 Burrell Street), 440726-4311 Rev. B (Proposed Elevation A-A and B-B), 440726-4312 Rev. B (Proposed Elevation C-C, D-D, E-E and 3 Burrell Street), 440726-4313 Rev. PL3 (Indicative Proposed Signage: Elevation A-A, B-B and 3 Burrell Street), 440726-1001 Rev. B (Existing Ground Floor), 440726-1002 Rev. B (Existing First Floor), 440726-1003 Rev. B (Existing Access Road), 440726-1011 Rev. B (Proposed Ground Floor), 440726-1012 Rev. D (Proposed First Floor), 440726-1013 Rev. PL5 (Proposed Access Road), 440726-0001 (Site Location Plan),, a Planning Statement incorporating Design & Access Statement (dated December 2014) and a Supplementary Planning Statement (dated April 2015), a Transport Statement and an outline Travel Plan (Author: Mayer Brown, dated 2nd April 2015), an Operational Management Statement dated November 2015 and an Acoustic Assessment (ref. 7067/AAR) dated October 2015.

Subject to the following eleven conditions:**Time limit for implementing this permission and the approved plans**

1 The development hereby permitted shall be begun no later than 30th April 2018.

Reason:

As allowed and required under Section 91 of the Town and Country Planning Act 1990.

Continued overleaf...

TP(VAR)(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

PLANNING PERMISSION**LBS Reg. No.** 15/AP/4476**Date of Issue of this decision** 15/04/2016

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

440726-4311 Rev. B, 440726-4312 Rev. B, 440726-4313 Rev. PL3, 440726-1011 Rev. B, 440726-1012 Rev. D, 440726-1013 Rev. PL5 and 440726-1015 Rev. T3.

Reason:

For the avoidance of doubt and in the interests of proper planning.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 3 Before the first occupation of any of the commercial units hereby permitted, the cycle storage facilities, as shown on drawing ref. 440726-1013 Rev. PL5 (Proposed Access Road), shall be installed and thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 4 Prior to the commencement of the use of each Unit, B, C and D a scheme of sound insulation shall be submitted to the local planning authority to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90,5min 1m from the facade of the nearby residential premises at all third octave bands between 31.5Hz and 8kHz. The scheme of sound insulation shall be constructed and installed in accordance with any such approval given and shall be permanently maintained thereafter.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with Section 11 of the National Planning Policy Framework (2012), policies 7.6 (Architecture) and 7.15 (Reducing and managing noise, etc.) of the London Plan (2015), strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

Continued overleaf...

TP(VAR)(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

PLANNING PERMISSION**LBS Reg. No.** 15/AP/4476**Date of Issue of this decision** 15/04/2016

- 5 The use of Unit C for the extended opening hours hereby agreed shall not be begun until full particulars and details of an acoustic smoking screen (including its height, positioning, noise absorbent properties, noise reduction values relative to the closest residents at 235 Blackfriars Road) and a management and maintenance plan have been submitted to, and approved by, the Local Planning Authority. The use shall only operate in accordance with any such approval given.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Section 11 of the National Planning Policy Framework (2012), policies 7.6 (Architecture) and 7.15 (Reducing and managing noise, etc.) of the London Plan (2015), strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 6 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with the National Planning Policy Framework (2012), policies 7.4 (Local Character) and 7.6 (Architecture) of the London Plan (2015), strategic policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Unitary Development Plan (2007).

- 7 Any deliveries or collections to the commercial units shall only be between the following hours: 07:00 to 22:00hrs on Monday to Saturdays and 09:00 to 20:00hrs on Sundays and Bank Holidays.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Section 11 of the National Planning Policy Framework (2012), policies 7.6 (Architecture) and 7.15 (Reducing and managing noise, etc.) of the London Plan (2015), strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

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TP(VAR)(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

PLANNING PERMISSION**LBS Reg. No.** 15/AP/4476**Date of Issue of this decision** 15/04/2016

- 8 Notwithstanding the provisions of Classes A1, A3 and A4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (including any future amendment of re-enactment of this Order) the uses hereby permitted shall remain as prescribed in the application and shall not be varied without the prior permission in writing of the local planning authority.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use in accordance with Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 9 No meter boxes, flues, vents or pipes or other appurtenances not shown on the approved drawings shall be affixed to, or installed on, the elevation of the railway viaduct without the permission in writing from the Local Planning Authority.

Reason:

To ensure such works do not detract from the appearance of the building (s) in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

- 10 The shop, restaurant or drinking establishment uses hereby permitted shall not operate outside of the hours of 07:00 to 00:00hrs on any given day including Bank Holidays, with the exception of Unit C (drinking establishment) which is permitted to operate between 07:00 to 01:30hrs on Fridays and Saturdays only.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with Section 11 of the National Planning Policy Framework (2012), policies 7.6 (Architecture) and 7.15 (Reducing and managing noise, etc.) of the London Plan (2015), strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

- 11 Notwithstanding the wall-mounted condenser units shown on proposed elevation A-A of approved drawing 440726-4311 Rev.B, no details have been provided of the proposed units and as such these have not been assessed as part of this application and are not approved as part of this application.

Reason;

As the site is located close to residential development and the impacts of any such units will need to be properly assessed in accordance with The National Planning Policy Framework 2012, policies 7.6 (Architecture) and 7.15 (Reducing noise, etc.) of the London Plan (2015) Strategic Policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Plan (2007).

Continued overleaf...

TP(VAR)(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

www.southwark.gov.uk**PLANNING PERMISSION****LBS Reg. No.** 15/AP/4476**Date of Issue of this decision** 15/04/2016**Statement of positive and proactive action in dealing with the application**

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service.

Initially the scheme did not comply with guidance and no pre-application discussions were entered into. However, the local planning authority's suggested improvements were adopted by the applicant

Signed *Simon Bevan*

Director of Planning

Your attention is drawn to the notes accompanying this document

Any enquiries regarding this document should quote the LBS Registered Number and be sent to the Director of Planning, Southwark Council, Chief executive's department, Planning division, Development management, PO Box 64529, London SE1 5LX, or by email to planning.applications@southwark.gov.uk

UPRN: 200003466234

TP/RLY/6/BK2

PLANNING PERMISSION

LBS Registered Number: 15/AP/4476

Date of issue of this decision: 15/04/2016



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IMPORTANT NOTES RELATING TO THE COUNCIL'S DECISION

- [1] **APPEAL TO THE SECRETARY OF STATE.** If you are aggrieved by this decision of the council as the local planning authority to grant permission subject to conditions you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you appeal you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at www.planningportal.gov.uk/pcs. You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at www.planning-inspectorate.gov.uk. The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the Planning Portal. This may include a copy of the original planning application form and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- [2] **PURCHASE NOTICE.** If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.
- [3] **PROVISIONS FOR THE BENEFIT OF THE DISABLED.** Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
- (i) Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
 - (ii) Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
 - (iii) Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.
- [4] **OTHER APPROVALS REQUIRED PRIOR TO THE IMPLEMENTATION OF PLANNING PERMISSION.** The granting of planning permission does not relieve the developer of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities [including the London Borough of Southwark] entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property.
- [5] **WORKS AFFECTING THE PUBLIC HIGHWAY.** You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.
- [6] **THE DULWICH ESTATE SCHEME OF MANAGEMENT.** Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].
- [7] **BUILDING REGULATIONS.** You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].
- [8] **THE PARTY WALL Etc. ACT 1996.** You are advised that you must notify all affected neighbours of work to an existing wall or

floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

IMPORTANT: This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

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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/21/2835 /16

Date: 06th July 2016

Re:- Sama Railway Arches Unit C Burrell Street SE1 0UL

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 films, live music, recorded music, performance of dance, late night refreshment and the sale of alcohol for the following hours of operation.

Films, music live/recorded, dance

Sun- Thu 10:00 to 00:00
Fri-Sat 18:00 to 01:30

Sale of alcohol

Sun - Thu 10:00 to 23:30
Fri - Sat 10:00 to 01:00

Premises open to the public

Sun - Thu 10:00 to 00:00
Fri - Sat 10:00 to 01:30

First to note is that save for the sale of alcohol all other licensable activities as per the application cease at the same time the premises is open to the public.

To allow for a timely dispersal at whatever the terminal hour granted, there should be at least 30 minutes between the cessation of licensable activities and the terminal hour that the premises is open to the public.

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.

In particular I would like to see a management document that included the proposed numbers of security on any given occasion. The proposed conditions also refer to a dispersal policy being established. I am unable to comment on the suitability of this policy unless I have sight of it during the application period.

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.

For a bar or other alcohol led establishment in a town centre as per policy then the terminal hour is recommended to be midnight for Friday and Saturday and 23:00 for the remainder.

If the licensing sub committee are satisfied the application deals sufficiently with the cumulative Impact Policy and the 2016 recommended terminal hours, with amendments I am of the opinion that the operating schedule has sufficient control measures for the promotion of the licensing objectives.

Submitted for consideration.

PC Ian Clements 362MD

From: Prickett, Mark
Sent: Monday, July 11, 2016 4:40 PM
To: Regen, Licensing
Cc: Mills, Dorcas; 'rpeeramode@tandtp.com'; Tear, Jayne
Subject: Premises licence application, SAMA - EPT representation

Dear Licensing,

The Environmental Protection Team (EPT) have reviewed the new premises licence application for SAMA, Unit C Railway Arch between Burrell St & Blackfriars Rd, SE1.

Licensable activities sought;

- (b) Films (indoors): 10:00 – 00:00 Sun to Thurs, 10:00 – 01:30 Fri & Sat
- (e) Live music (indoors): 10:00 – 00:00 Sun to Thurs, 10:00 – 01:30 Fri & Sat
- (f) Recorded music (indoors): 10:00 – 00:00 Sun to Thurs, 10:00 – 01:30 Fri & Sat
- (g) Performances of dance (indoors): 10:00 – 00:00 Sun to Thurs, 10:00 – 01:30 Fri & Sat
- (h) Anything similar to e, f & g (indoors): 10:00 – 00:00 Sun to Thurs, 10:00 – 01:30 Fri & Sat
- (i) Late Night Refreshment (indoors): 23:00 – 00:00 Sun to Thurs, 23:00 – 01:30 Fri & Sat
- (j) Supply of alcohol (both on and off premises): 10:00 – 23:30 Sun to Thurs, 10:00 – 01:00 Fri & Sat

Opening hours: 07:00 – 00:00 Sun to Thurs, 07:00 – 01:30 Fri & Sat.

Proposed conditions relating to the prevention of public nuisance licensing objective;

- 5. 'That no licensable activities are to take place in any external area of the premises after 23:00 hours'
- 9. Dispersal policy
- 10. Signage
- 12. Queue management
- 16. Deliveries (not specifying times)
- 17. Refuse management
- 18. Signage (although appears a near duplicate of condition 10)

Environmental Protection comments

- The plans for the premises include an external frontage area, and proposed condition 5 suggests licensable activities will not take place outside after 23:00 - What licensable activities are proposed to be undertaken outside prior to 11pm? Apart from serving alcohol to any seated diners, EPT would not consider any other form of licensable activity appropriate for this external area. It is noted that patrons consuming alcohol externally is not a licensable activity.
- Proposed condition 5 seeks a 23:00hrs closure time for the external area, but in all previous correspondence with the applicant, licensing pre-app & through planning process it was made clear that a 22:00 cut off would only be acceptable in this location. Please confirm if this is agreeable? It can be agreed in further emails but after 10pm, no drinks will be permitted outside, and only smokers will be allowed out into the designated smoking area, max number of 5 people at any one time.
- Deliveries times are not stated in proposed condition 16, but are stipulated via condition 7 attached to planning permission 15/AP/4476 (attached for reference), to **0700 – 2000 Mon-Sat, 0900-2000 Sun & BH.**

- There is no reference to how live music & regulated entertainment noise will be controlled, i.e. is a sound limiting device planned to be installed?
- There is mention of the need to control the queues when they occur, but I have not seen on plans where this may be? Will patrons be held at the bottom of the ramp or closer to the premises next to the external frontage area?
- It is noted that condition 5 of the planning permission 15/AP/4476 relates to a management plan for the acoustic screening around the smoking area – have details been drawn up yet to review so as to provide some comfort to EPT when deciding this licence?
- The licence requests off sales, please advise why?

EPT make **representation** against this application until further information is forthcoming. On receipt of satisfactory information EPT will look to agree conditions to control public nuisance.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
3rd Floor, Hub 1
Southwark Council, 160 Tooley Street, SE1 2QH
Tel: 0207 525 0023

MEMO: Licensing Unit

To	Licensing Unit	Date	11 July 2016	
Copies				
From	Jayne Tear	Telephone	020 7525 0396	Fax
Email	jayne.tear@southwark.gov.uk			

Subject Re: Sama, Railway Arches Unit C, Burrell Street, London, SE1 0UL

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

- Films; Live music, recorded music, performance of dance, anything of a similar description live music/recorded music/performance of dance, (all indoors) on Sunday to Thursday from 10:00 to 00:00 and on Friday and Saturday from 10:00 to 01:30 the following day
- Late night refreshment(indoors) on Sunday to Thursday from 23:00 to 00:00 and on Friday and Saturday from 23:00 to 01:30 the following day
- Supply of alcohol (on and off the premises) on Sunday to Thursday from 10:00 to 23:30 and on Friday and Saturday from 10:00 to 01:00 the following day
- Overall opening times shall be on Sunday to Thursday from 10:00 to 00:00 and on Friday and Saturday from 10:00 to 01:30 the following day

The application describes the premises as bar and restaurant.

The premises is situated in Bankside and Borough District Town Centre Area and also falls within the Borough and Bankside CIP Area.

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.

Section six of the policy (from page 32) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 129 of the policy and, as a restaurant and bar with off sales, this premises falls into the class of premises in 130 of the policy.

Therefore under 119 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

The applicant has not addressed the presumption to refuse this application within the operating schedule. I would recommend refusal of this application unless the applicant can demonstrate that the premises will not be contributing to crime and disorder and public nuisance within the policy area.

Southwark's Statement of Licensing Policy 2016 – 2020 can be found on the following link:
[http://www.southwark.gov.uk/downloads/download/4399/licensing_act_2003 -
_southwark_statement_of_licensing_policy_2016 - 2020](http://www.southwark.gov.uk/downloads/download/4399/licensing_act_2003_-_southwark_statement_of_licensing_policy_2016_-_2020)

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

From: Sharpe, Carolyn **On Behalf Of** Public Health Licensing
Sent: Monday, July 11, 2016 12:34 PM
To: Regen, Licensing
Cc: Public Health Licensing
Subject: RE: New Premises Licence for "Railway Arches Unit C", Burrell Street, London

To whom it may concern:

Re: Railway Arches Unit C, Burrell Street, London SE1 0UL

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

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

- The prevention of crime and disorder
- Prevention of public nuisance
- Public safety

General Comments

The applicant requests a license for the sale of alcohol on and off the premises between the hours of 10:00 and 23:30 Sundays to Thursdays and 10:00 and 01:00 Fridays to Saturdays.

This application is for a premises located within the Borough Bankside cumulative impact policy area and in this application the applicant has not provided sufficient information to rebut the presumption that the operation of the premises will give rise crime and disorder within the policy area.

I also have concerns regarding the application for off-sales of alcohol. As the applicant describes this premises as a 'multi-function light restaurant, meeting space and cocktail bar' I do not see justification for the requirement for off-sales.

Recommendations

- If the applicant can adequately rebut the presumption that this premises will not add to the cumulative impact of alcohol-related harms and disorder in the area, I recommend that an application be granted for only on-sales of alcohol.

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

Yours faithfully,

Carolyn Sharpe
on behalf of Dr Jin Lim, Acting Director of Public Health



From: Morris, Adele
Sent: Tuesday, June 14, 2016 2:02 PM
To: Jerrom, Charlie
Subject: RE: New Premises Licence for Railway Arches Unit C Burrell Street

Dear Licensing

I write in objection to this application on the grounds of crime and anti social behaviour, and public nuisance.

This premises is in the Borough and Bankside Cumulative Impact Policy area, and therefore should not be granted a licence. The application is for a vertical drinking establishment, which is likely to contribute to the noise, antisocial behaviour and hospital admissions that are the main reasons for bringing in the Cumulative Impact Policy.

Best wishes

Councillor Adele Morris
Cathedrals Ward Liberal Democrat Councillor
Opposition Spokesperson for Regeneration
Vice Chair of Licensing Committee
LGA Environment, Economy, Housing and Transport Board Member
LGA Planning Advisory Service Board Member

Tel: 0207 525 4377



AdeleCathedrals

Operational Management Statement

SAMA

UNIT C BANKSIDE ARCHES
RAILWAY ARCHES
JUNCTION OF SOUTHWARK STREET
BETWEEN BLACKFRIARS ROAD AND BURRELL STREET
LONDON SE1

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Introduction and Purpose of Statement

The applicant will operate the premises under the name 'SAMA'. SAMA will operate as a multi-function light restaurant, meeting space and cocktail bar providing family friendly dining. The applicant will provide an all day fusion food offer from breakfast through to lunch, dinner and cocktails in the evening. Weekday evenings SAMA will operate as a bar providing a warm enjoyable environment and eatery catering for the large number of office staff and professional workers in the surrounding area. SAMA will also operate as a late night bar on Friday and Saturday nights consistent with the recently granted planning consent reference 15/AP/4476.

This Operational Management Statement ("OMS") is submitted in support of the application for a new Premises Licence. The OMS sets out a number of controls to ensure the Premises does not unduly disturb adjoining occupiers, provides a valuable asset to the local amenity and promotes all four licensing objectives.

The Premises is located within a railway arch on Southwark Street. The area is dominated with mixed and wide ranging commercial uses including numerous offices, retail uses and licensed premises. In addition, residential units are located in the area. The primary objective of this OMS is to protect the amenity of the Premises' local residents and businesses.

The OMS includes a dispersal policy, to ensure the quick and quiet dispersal of customers, and a customer management policy, to ensure customers cause local residents no nuisance whatsoever. Further controls will be set out in Premises Licence conditions to ensure the promotion of all four licensing objectives.

1 General Operational Controls

1.1 The Premises' owners and management will take their responsibilities as a neighbour very seriously. They will build and maintain a close relationship with local residents and businesses.

1.2 The Premises' management controls include:

1.2.1 Extensive employee induction and on-going refresher training, covering inter alia:

1.2.1.1 Responsibilities in the local area and towards local residents and businesses.

1.2.1.2 Customer care and hospitality.

1.2.1.3 Complaint handling.

1.2.1.4 Food Safety.

1.2.1.5 Health & Safety.

1.2.1.6 Fire Safety.

1.2.1.7 Team working skills and regular team meetings.

1.2.1.8 Obligations under the Licensing Act 2003.

1.2.2 Operational procedures to prevent any sources of nuisance whatsoever in the local area, covering inter alia:

1.2.2.1 Responsible management of customers in and outside the Premises.

1.2.2.2 Controlled management of the arrival of customers.

1.2.2.3 Preventing loitering or any disturbance whatsoever outside the Premises.

1.2.2.4 Controlling and supervising the number of customer smoking outside within the designated smoking area in accordance with recommendations set out in the noise

survey, including the introduction of a line of sight screen to prevent local residents being disturbed by smokers.

1.2.2.5 Sympathetic servicing of the Premises, including quiet and minimal waste refuse and deliveries.

1.3 The above operational controls will be maintained to ensure all employees understand and promote the applicant's responsibility to ensure the operation of the Premises has no adverse effect on local residents and businesses.

2 Customer Management

- 2.1 All staff must understand and support the Premises' commitment to being responsible neighbours to local residents. Customers must be managed professionally by all members of staff at all times.
- 2.2 The Premises has a duty under the Licensing Act 2003 to promote the Licensing Objective of the Prevention of Public Nuisance. This means the use of the Premises must not cause residents or businesses any nuisance whatsoever.
- 2.3 Customer behaviour that may cause a disturbance or nuisance to local residents will not be tolerated under any circumstances. Examples of this type of behaviour include shouting; raised voices; intoxication; unruly; and/or any other form of antisocial behaviour. Particular attention must be paid to customers using any external areas.
- 2.4 In the event a customer demonstrates behaviour contrary to this policy, the duty manager must immediately ask the customer to quieten down and respect our local residents. If the customer fails to comply with a first warning that customer must be politely asked to leave the Premises immediately.
- 2.5 SIA registered door supervisors and/or staff members will ensure ejected persons are encouraged to leave the area as quickly and quietly as possible in accordance with the dispersal policy.
- 2.6 An incident log should be recorded and maintained in respect of all incidents occurring in the Premises. Relevant incidents include: customers acting otherwise than in accordance with this policy; complaints received by customers; complaints received by local residents; accidents; and any other relevant incidents. The incident log must be regularly checked by a member of management.
- 2.7 Notices must be displayed in the Premises reminding customers that SAMA operates a 'good neighbour' policy and requests that customers respect local residents and leave the Premises as quietly as possible.

3 Dispersal Policy

- 3.1 The objective of the Dispersal Policy is to ensure a quiet, controlled and swift dispersal of the Premises' customers.
- 3.2 The Dispersal Policy promotes a professional and responsible management of customers as they leave the Premises to ensure they make their journey home without any adverse impact on local residents.
- 3.3 The Policy prevents nuisance caused to local residents from the following risks:
- 3.3.1 Noisy or anti-social behaviour by customers leaving the Premises.
 - 3.3.2 Large numbers of people leaving the Premises at the same time.
- 2.4 Despite the Premises' central London location, employees will be made aware that local residents live close by.

Hours of Operation

- 2.5 The authorised operational hours of the Premises are until:
- 2.5.1 Midnight Sunday to Thursday
 - 2.5.2 01.30am Friday and Saturday
- 2.6 This OMS and Dispersal Policy will be followed throughout the opening hours, although particular attention will be paid to customers leaving at night.

Entrances and Exits

- 2.7 The main entrance and exit point for the venue is the railway slope that starts at the junction of Southwark Street and Blackfriars Road, which will be managed by staff/SIA supervisors during busy periods and dispersal.

Dispersal

- 2.8 The primary point of dispersal is the railway slope which leads down to the junction of Southwark Street and Blackfriars Road.
- 2.9 From this exit customers will disperse directly onto Southwark Street and Blackfriars Road where they will go straight to a waiting car or, if they are unsure, be directed towards the area's transport links (see below).
- 2.10 The dispersal of customers from the exit point will be monitored by SIA supervisors with a management presence during busy periods late at night until all customers have left the area.
- 2.11 Towards closing time the following measures will be taken to ensure a gradual and quiet closure and dispersal of customers from the Premises:
- 2.11.2 A strong management presence in the customer area during closing time to ensure that staff and/or SIA supervisors adhere to and promote the dispersal policy.
 - 2.11.3 Gradually raising lighting levels to commence 15 minutes before closing time.
 - 2.11.4 Gradually lowering the music level to commence 15 minutes before closing time.
 - 2.11.5 Politely reminding customers the Premises is about to close.

Transport

- 2.12 Customers will be expected to arrive and depart by various modes of transport, including by foot, public transport and private car. During busy periods customers are welcomed straight into the Premises by members of staff to avoid queuing or loitering outside.
- 2.13 The Premises is also well serviced by public transport links, as set out below. Staff will be familiar with the transport links so they can advise customers where required.

Tube

- 2.14 Southwark tube station and Blackfriars are located within close walking distance of the Premises. Staff will be familiar of the location of this station and direct customers accordingly. Waterloo underground station is also accessible by foot, bus or taxi.

Overground & Rail

- 2.15 Blackfriars station is located within walking distance of the Premises. Staff will be familiar of the location of this station and direct customers accordingly. Waterloo and Waterloo East rail stations are also accessible by foot, bus or taxi.

- 2.16 Other mainline London stations are also accessible by bus and taxi.

2.17 Buses

- 2.17.1 The Premises is well serviced by public buses. TFL bus services, including night buses, are accessible by bus stops on Southwark Street, Blackfriars Road and Stamford Street.

- 2.17.2 The bus routes include: RV1, 45, 63, 100, 381, N63, N89, N343, N381, which go to a variety of destinations throughout London.

- 2.17.3 Staff will be familiar with the local bus services and will advise customers accordingly.

2.18 Taxi

- 2.18.1 Taxis are readily available right through the day and night in the area. Customers will be encouraged to go directly into a waiting taxi when leaving the Premises.

- 2.18.2 If there are no available taxis, customers will be asked to wait inside the Premises until their taxi becomes available. This avoids customers waiting outside unnecessarily.

- 2.18.3 Staff will assist customers calling a taxi if required. The applicant will enter an arrangement with a local minicab operator to assist customers who have not organised transport in advance. A taxi marshal will also be employed where required.

4 Closing Procedure

- 4.1 Management controls will be implemented to ensure that the closing procedure has no adverse impact on local residents. The procedure promotes a quick and quiet closure of the Premises.
- 4.2 Management controls include:
- 4.2.1 Ensuring all customers will be off the Premises by the authorised closing times set out above. There are no exceptions to this rule whatsoever.
 - 4.2.2 Lowering of music levels towards closing time.
 - 4.2.3 Raising lighting levels towards closing time.
 - 4.2.4 A prompt clean and clear up of the Premises as soon as possible after closure.
 - 4.2.5 Employees must leave the Premises quickly and quietly, at all times following the Dispersal Policy.
 - 4.2.6 Employees are not permitted to loiter outside the Premises or smoke outside after closing.

5 OMS Summary & Effect

- 5.1 A culmination of all these controls and safeguards, together with the type of offer, customer and purpose of visit, combine to ensure the Premises will be operated professionally to promote all four Licensing Objectives.

**Application for Premises Licence
SAMA**

Unit C, Railway Arch South of Southwark Street, Between Blackfriars Road and Burrell Street, London, SE1

APPLICATION SUMMARY

Proposed Hours

Sale of Alcohol	Sunday – Thursday: 10:00 – 23:30 Friday and Saturday: 10:00 – 01:00
Late Night Refreshment:	Sunday – Thursday: 23:00 – 00:00 Friday and Saturday: 23:00 – 01:30
Regulated Entertainment:	Sunday – Thursday: 1000 – 00:00 Friday and Saturday: 10:00 – 01:30
Opening Hours:	Sunday – Thursday: 0700 – 00:00 Friday and Saturday: 07:00 – 01:30
Non-standard Timings:	From the end of permitted hours on New Year’s Eve to the start of permitted hours on New Year’s Day. Sunday’s before Bank Holidays extended until 01:30 (Sale of Alcohol 01:00). An additional hour when British Summertime commences.

Proposed Conditions

1. That a CCTV system be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence.
2. That all CCTV footage shall be kept for a period of 31 days and shall be made immediately available to officers of the police and the council on request.
3. That all staff shall be given training in recognising the signs and symptoms of drug use and supply and will be instructed to be vigilant in respect of drug use and supply at the premises at all times. Should a staff member observe possible drug related I suspicious behaviour they are to report it to the duty manage immediately.
4. That substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
5. That no licensable activities are to take place in any external area of the premises after 23:00 hours.

6. That an adequate number of SIA registered door supervisors will be employed at the entrance of the premises to monitor admissions to and departures from the premises from 22:00 hours on Fridays and Saturdays. SIA registered door supervisors will be employed at other key internal management control points as necessary for the purposes of security, protection, screening and dealing with conflict.
7. That clearly legible crime prevention notices will be prominently displayed where they can easily be seen and read by customers to provide relevant crime prevention information to customers as deemed appropriate by management in consultation with the police.
8. That the premises' opening and closing times will be prominently displayed where they can easily be seen and read by customers.
9. That a dispersal policy aimed at encouraging customers to leave the premises quickly and in a quiet and orderly manner shall be established and be implemented when the premises are in use.
10. That clearly legible notices shall be prominently displayed where they can easily be seen and read by customers requesting to the effect that patrons leave the area in a quiet and order in manner.
11. That an incident log book recording system shall be kept at the premises to record details of any of the following occurrences at the premises:
 - Instances of anti-social or disorderly behaviour
 - Seizure of drugs or weapons
 - Calls to the police or fire brigade
 - Any complaints received
 - Ejections of people from the premises
 - Visits to the premises by the local authority, police or fire brigade
 - Refused sales of alcohol
 - Any malfunction in respect of the CCTV system, searching equipment or scanning equipment
 - All crimes reported
 - Any other relevant incidents


The incident book I incident recording system shall record the time, date, location and description of each incident, the printed and signed name of the person reporting the incident and any action taken in respect of the incident. The incident book I incident recording system shall be available I be accessible at the premises at all times that the premises are in use in accordance with this licence and shall be made available to officers of the council, police or fire brigade on request.
12. That when queues occur, customers shall be required to stand in the designated queuing area and will be informed by staff how long their wait may be. Staff will also advise queuing customers to queue in a quiet and orderly manner.
13. That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers informing customers that searches may be a requirement of entry.
14. That the toilets at the premises will be monitored on a regular basis by staff. All such monitoring shall be recorded in a log and any drug related activity discovered as a result of such monitoring will be recorded in the log. All drug related incidents must be recorded in the incident log.

15. That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers stating to the effect that a zero tolerance policy towards drug use and supply is undertaken at the premises.
16. That delivery and collection times shall not take place late at night or early in the morning.
17. That refuse and recyclable waste shall be stored in a designated refuse storage area until it is due to be collected. Immediately prior to collection, refuse will be taken out ready for collection. Bins must be brought back to the designated refuse storage area immediately after refuse has been collected.
18. That clearly legible notices shall be prominently displayed where they can easily be seen and read by customers requesting to the effect that patrons respect the needs of local residents and use the area quietly.
19. That a challenge 21 scheme shall be maintained at the premises requiring that staff selling alcohol request that any customer who looks under 21 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 old. Valid photographic identification is composed of a UK/EU driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card.
20. Clearly legible signage shall be prominently displayed where it can easily be seen and read by customers informing customers that a challenge 21 policy is in operation at the premises.

Additional Agreed Conditions Proposed by the Responsible Authorities:

21. No drinks shall be permitted outside after 22:00.
22. After 22:00, there shall be no more than 10 smokers outside at any time one.
23. A noise limiter must be fitted to the musical amplification system set at a level determined by and to the satisfaction of an authorised officer of the Environmental Protection Team, so as to ensure that no noise nuisance is caused to local residents or businesses. The operational panel of the noise limiter shall then be secured by key or password to the satisfaction of officers from the Environmental Protection Team and access shall only be by persons authorised by the Premises Licence holder. The limiter shall not be altered without prior agreement with the Environmental Protection Team. No alteration or modification to any existing sound system(s) should be effected without prior knowledge of an authorised Officer of the Environmental Protection Team. No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.
24. Any deliveries or collections to the premises shall only be between the following hours: 07:00 to 22:00 Monday to Saturday and 09:00 to 20:00 Sunday and Bank Holidays.
25. The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised so as to ensure that there is no public nuisance or obstruction to the public highway.

26. There shall be no sale of alcohol for consumption off the premises, except for (a) sealed or resealed bottles of wine to persons who have dined on the premises; or (b) alcohol sold in sealed containers ancillary to a takeaway meal.



SAMA,
RAILWAY ARCHES
BURRELL STREET,
LONDON SE1

Acoustic Assessment

REPORT 7067/AAR
Prepared: 22 October 2015
Revision Number: 0

London Groove Ltd
68 King William Street
London
EC4N 7DZ

Acoustic Assessment



SAMA, RAILWAY ARCHES
BURRELL STREET,
LONDON SE1

REPORT 7067/AAR

Prepared: 22 October 2015

Revision	Comment	Date	Prepared By	Approved By
Zero	First issue of report	22 October 2015	Struan Carmichael	Torben Andersen

Terms of contract:

RBA Acoustics Ltd has prepared this report in accordance with our general terms and conditions. RBA Acoustics Ltd shall not be responsible for any use of the report or its contents for any purpose other than that for which it was provided. Should the Client require the distribution of the report to other parties for information, the full report should be copied. No professional liability or warranty shall be extended to other parties by RBA Acoustics Ltd without written agreement from RBA Acoustics Ltd.

In line with our Environmental Policy, up to two hard copies of the report will be provided upon request. Additional copies of the report, or further hard copies of revised reports, would be subject to an administrative cost of £20.00 (+VAT) per copy.



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1.0 INTRODUCTION

Unit 3, Railway Arches, Burrell Street, London SE1 currently has planning permission for an entertainment premises until 00:00 on any given day. The arches are located next to the A201, which has a number of existing restaurants and a vibrant night-time economy.

It is proposed to operate a late-night venue (to be known as SAMA) within the Arches until 03:00 hours on Friday and Saturday nights.

The local area is predominantly commercial although there are a number of residential properties in the vicinity. As such, RBA Acoustics have been commissioned to undertake a detailed assessment of the potential noise issues associated with the proposed premises operation and the likely impact on occupants of the existing residences.

As part of the studies, background noise level measurements were made at the nearby residential properties and a detailed noise model developed to assess both noise from patrons within the smoking area and also music noise break-out.

Based on our assessments, provided the maximum noise levels within the premises are not exceeded and numbers of patrons within the smoking area do not exceed 20, noise transfer and breakout from the premises are predicted to satisfy relevant guidelines and ensure no disturbance to local residents.

2.0 ENVIRONMENTAL NOISE SURVEY

2.1 Survey Methodology

General

Continuous noise monitoring was undertaken at the re-development site on Friday 25th September in order to determine the corresponding noise levels over a typical weekend night. Weather conditions over the monitoring period were generally dry with only light wind speeds and were considered suitable for noise monitoring.

Instrumentation

The following instrumentation was used for the survey:

Table 7067/T1 – Equipment Details

Manufacturer	Model Type	Serial No.	Calibration	
			Certificate No.	Valid Until
Norsonic Type 1 Sound Level Meter	Nor140	1406262	471261961	17 March 2017
Norsonic Pre Amplifier	1209	20487		
Norsonic ½" Microphone	1225	225566		
Norsonic Sound Calibrator	1251	34429	CAL 022-2015-5348	20 May 2017

The sound level meter was calibrated both prior to and on completion of the survey with no calibration drift observed.

Measurement Positions

Position 1 – Quadrant House Entrance, Burrell Street

A microphone was positioned 1.5m above the ground and at a distance of 5m from the entrance to Quadrant House. The measurement position was at a distance of 66m from Blackfriars Road.

Position 2 – 238-241 Blackfriars Road Gate, Burrell Street

A microphone was positioned 2.5m above the ground and at a distance of 37m from Blackfriars Road.

The measurement positions are also shown on the attached Site Plan 7067/SP1 and Photographs 7067/P1-P2.

The measurement positions are considered to be representative of background noise levels incident on the nearest residential properties to the proposed premises.

2.2 Site Conditions

During our time on site it was noted that noise levels at both positions were dominated by road traffic movements along Blackfriars Road (A201) running parallel to the site. Burrell Street was noted to be, for the most part, quiet with infrequent traffic of moderate speed and accelerating and braking noise due to stopping before joining Blackfriars Road. It was also noted that both positions are close to an elevated section of railway.

2.3 Results

To ensure robustness in our assessment, we have used the minimum and average noise levels between 23:00 and 04:00 hours. As the application is for the period to 03:00 hours, this gives a worst-case approach.

The period-averaged measured L_{Aeq} and minimum measured $L_{A90,15min}$ noise levels at each receptor position are summarised in Table 7067/T2 below.

Table 7067/T2 – Measured Noise Levels

Position	Minimum Measured $L_{A90,15mins}$ (dB) Between 23:00 – 04:00 hours	Period Averaged Measured L_{Aeq} (dB) Between 23:00 – 04:00 hours
1 – Quadrant House	51	57
2 – 238-241 Blackfriars Road Gate	55	60

3.0 ASSESSMENT CRITERIA

3.1 BS 8233:2014

BS 8233:2014 *Guidance on sound insulation and noise reduction for buildings* provides information on achieving internal acoustic environments appropriate to their functions.

As part of this document recommendations are given to the internal noise levels which are commensurate with achieving acceptable resting, dining and sleeping conditions within residential properties. The values given are generally in terms of an L_{Aeq} level although reference is also made with regards to maximum noise levels (although no criterion is specified in this recently revised version of the standard).

Table 7067/T3 – BS8233 Residential

Activity	Location	07:00 – 23:00	23:00 – 07:00
Resting	Living room	35 dB $L_{Aeq, 16 \text{ hour}}$	-
Dining	Dining room / area	40 dB $L_{Aeq, 16 \text{ hour}}$	-
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq, 16 \text{ hour}}$	30 dB $L_{Aeq, 8 \text{ hour}}$

3.2 World Health Organisation : Guidelines for Community Noise

The document describes guideline levels that are “*essentially values for the onset of health effects from noise exposure*”.

A table of guideline values is included, relating to adverse health effects, referred to as any temporary or long term deterioration in physical, psychological, or social functioning that is associated with noise exposure. The following is an extract from the Table 4.1: Guideline values for community noise in specific environments, as stated in the document.

Table 7067/T4 – Guideline Values for Community Noise

Specific Environment	Critical Health Effect(s)	L_{Aeq} (dB)	Time Base (hours)	$L_{Amax,f}$ (dB)
Outdoor living area	Serious annoyance, daytime and evening	55	16	-
	Moderate annoyance, daytime and evening	50	16	-
Dwelling, indoors	Speech intelligibility and moderate annoyance, daytime and evening	35	16	-
Inside bedrooms	Sleep disturbance, night-times	30	8	45
Outside bedrooms	Sleep disturbance, window open (outdoor values)	45	8	60

From Table 7067/T4, it is implied that an open window offers a level difference of approximately 15 dB L_{Aeq} , as the difference between guideline values for areas inside of a bedroom (30 dBA) should be 15 dB lower than that directly outside of the bedroom (45 dBA).

3.3 Subjective Impact

In addition to the comparison of the difference in background noise levels in line with the above guidelines, it is important to understand the potential subjective effect of such changes in the noise level. Table 7067/T5 compares the generally accepted subjective response of typical subjects to variations in sound pressure level.

Table 7067/T5 – Subjective Response to Noise Levels

Increase In Sound Level (dB)	Change in Power		Apparent Change in Loudness
	Decrease	Increase	
3	1/2	2	Just Perceptible
5	1/3	3	Clearly Noticeable
10	1/10	10	Half or Twice as Loud
20	1/100	100	Much Quieter or Louder

3.4 Noise Audibility and Perception

Ken Dibble, FIOA wrote a paper for the Institute of Acoustics July/August 2000 edition. The paper discusses what level source would seem “inaudible” in relation to current noise levels. The below quote from it summarises his findings.

“No exceedance in a spectral L_{eq} vs L_{90} comparison will result in a situation which, whilst not inaudible by straining to listen with the fridge switched off, does provide a pretty good approximation to inaudibility in most practical situations.”

Based on the above information and our extensive experience, we propose an octave band criterion of the L_{eq} being 5dB lower than the lowest L_{90} level measured in our survey. This would be a mean achieving at least 5dB less in each octave band 1m from the nearest noise sensitive location. This is some 5dB more stringent than that suggested in the paper by Mr Dibble and reflects our experience of designing noise break-out from these type of premises to ensure no noise disturbance to local residential properties.

4.0 PREDICTION OF NOISE LEVELS DUE TO PREMISES

4.1 Site Layout & Proposals

A layout of the Premises is shown in Site Plan 7067/SP2.

The proposed premises will be split over 2 floors with openings onto the Western side of the Arches only. Access will be from the upper floor areas with lobbied door arrangements incorporated in order to minimise noise break-out.

A smoking area for patrons will be provided. In order to minimise noise transfer from this area to the nearby residences, we have worked with the proposed premises operator to develop a "moveable" screen for the smoking area. At times when the premises are trading, this will ensure a line of sight screen from the smoking area to the nearby residences. When the premises are closed, the screen will be removed and stored within the premises.

Naturally the requirement for such a screen to be in place can be subject to appropriate Conditions.

The site currently has permission to operate until 00:00 hours every day. However, as part of the application, it is desired to operate the premises until 03:00 hours on Friday and Saturday nights.

4.2 Noise Model

In order to predict the likely resultant noise levels from both music noise break-out and customers within the smoking area at the nearest affected residential windows, we have undertaken a detailed noise modelling exercise using the CadnaA software.

This modelling suite incorporates the guidance within ISO9613 and has taken as its basis the following:

- 20 customers within the Smoking Area all talking simultaneously using raised voices. This is a worst-case assumption as it is likely that only a small proportion of customers will be talking simultaneously, as it is usually the case that when one person is talking that the others in any group would be listening to the first person.
- Music being reproduced within the premises in line with worst case (loudest) expectations.
- One door from each lobbied door between the premises and externally are fully open

The adoption of these worst-case assumptions will add to the robustness of this report in relation to the use of the Premises.

4.3 Assumptions

Our assessment is based on the following assumptions.

A) Smoking Area Noise Levels

Predicted noise levels used within our model are based on extrapolated data of one person speaking with a raised voice, as shown in Table 7067/T6.

Table 7067/T6 – Sound Power Level of One Person Speaking with a Raised Voice

Octave-Band Sound Power Level								Overall (L _{WA})
63	125	250	500	1k	2k	4k	8k	
65	65	70	75	72	64	57	49	75

This 'per person' noise prediction has been used to predict the noise which would be created by 20 customers in the smoking area.

Cross-checking of these assumed sound power levels by RBA Acoustics on other smoking/external areas has shown there to be a good correlation between the predictions and true/measured conditions.

B) Music Noise Levels

In order to determine the typical music noise levels within the premises, RBA Acoustics have measured noise levels on a busy Friday night within a comparable premises (also operated by our Client). These levels can be assumed to be "worst-case" as they were measured relatively close to the main loudspeakers and as such lower levels are likely to be realised in most positions.

The assumed noise level of the music is presented in Table 7067/T7.

Table 7067/T7 – Maximum Permissible Music Levels Assumed Within the Model

Noise Level Parameter	Maximum L _{eq,1min} Sound Pressure Levels (dB) at Octave Band Centre Frequency (Hz)								
	63	125	250	500	1k	2k	4k	8k	Overall (dBA)
Music Level	110	112	102	103	99	99	89	86	105

C) Noise Breakout

Our predictions assume that one of the lobbied doors in both locations is open (another worst case scenario). Other (non-door areas) are to be formed from a very high performance double glazed system. The assumed Sound Reduction Indices for our model are summarised below:

Table 7067/T8 - Assumed Octave-band Sound Reduction

Parameter	Sound Reduction Indices (dB) at Octave Band Centre Frequency (Hz)							
	63	125	250	500	1k	2k	4k	8k
Lobbied Door system (1 door open)	23	27	31	33	38	40	40	40
Glazed Elements	31	28	30	39	44	49	56	56

5.0 RESULTS & ASSESSMENT

5.1 Noise Model Results

The attached Figure 7067/NM1 details the results of our noise model, with noise levels resulting from both customers within the smoking area and music noise break-out from the Premises for the worst-affected floor.

In summary, the following worst-case L_{Aeq} noise levels are predicted:

Table 7067/T9 – Summary of Predicted L_{Aeq} Noise Levels

Receptor Location	Worst-case Activity Noise Level (dBA)
1 – Quadrant House	39
2 – 238-241 Blackfriars Road	43

As can be seen from the above, the residential properties at 238-241 Blackfriars Road are predicted to be subject to the highest noise levels from the proposed premises and we have based our assessment on the impact at this worst case location.

5.2 Assessment against WHO and BS8233 Guidance

The following table provides a comparison of the predicted levels with the WHO and BS 8233:2014 criterion at the 238-241 Blackfriars Road position.

Table 7067/T10 – Comparison with Criterion

Criterion Name	Criterion (dBA)	Breakout Level (dBA)	Target Achieved
WHO *	45	43	Yes
BS 8233:2014 **	30	28	Yes

**As measured outside the window*

***Criterion is an internally measured level and therefore our predictions assume a 15dB outside to internal noise reduction as per the guidance given with WHO and BS8233*

As can be seen from the above, predicted noise levels at the potentially worst affected receptor location will be within our proposed target criteria.

5.3 Assessment of Predicted Noise Level Increase

In terms of subjective impact, when the predicted breakout level of 43dBA is added to the existing background level of 50dBA there is less than a 1dB increase to the background level (the cumulative level will be 51dBA). When referring back to section 3.3 Subjective Impact, Table 7067/T6 it shows that the change in noise levels would not be deemed as perceptible.

5.4 Assessment of “Audibility”

The following table provides a comparison of the predicted levels with our recommended octave band criterion.

Table 7067/T11 – Noise Break-Out Calculation

Detail	Sound Level (dB) at Octave Band Centre Frequency (Hz)								dBA
	63	125	250	500	1k	2k	4k	8k	
Predicted Breakout L_{eq} (dB)	47	44	39	41	38	29	20	7	43
Recommended Target *	51	45	44	41	41	37	27	15	46

*Target is taken as being 5dB below the lowest L90 background level measured during our site survey (the measurement at Quadrant House was used as this is lower and hence gives a worst case assessment).

As can be seen from the table above, the predicted cumulative noise levels due to both smoker noise and music noise break-out are below the target criterion proposed for the assessment of subjective inaudibility.

5.5 Summary

Comparison of the predicted noise levels (which as noted previously are based upon worst case assumptions) are in line with each of the proposed criteria.

As such it is suggested that, in line with the above, the proposed scheme would be acceptable for controlled amplified music providing the proposed acoustic lobbies and high performance glazing is installed. With regard to the proposed smoking area, the analyses also suggest that noise associated with 20 patrons within the screened smoking area will prove acceptable.

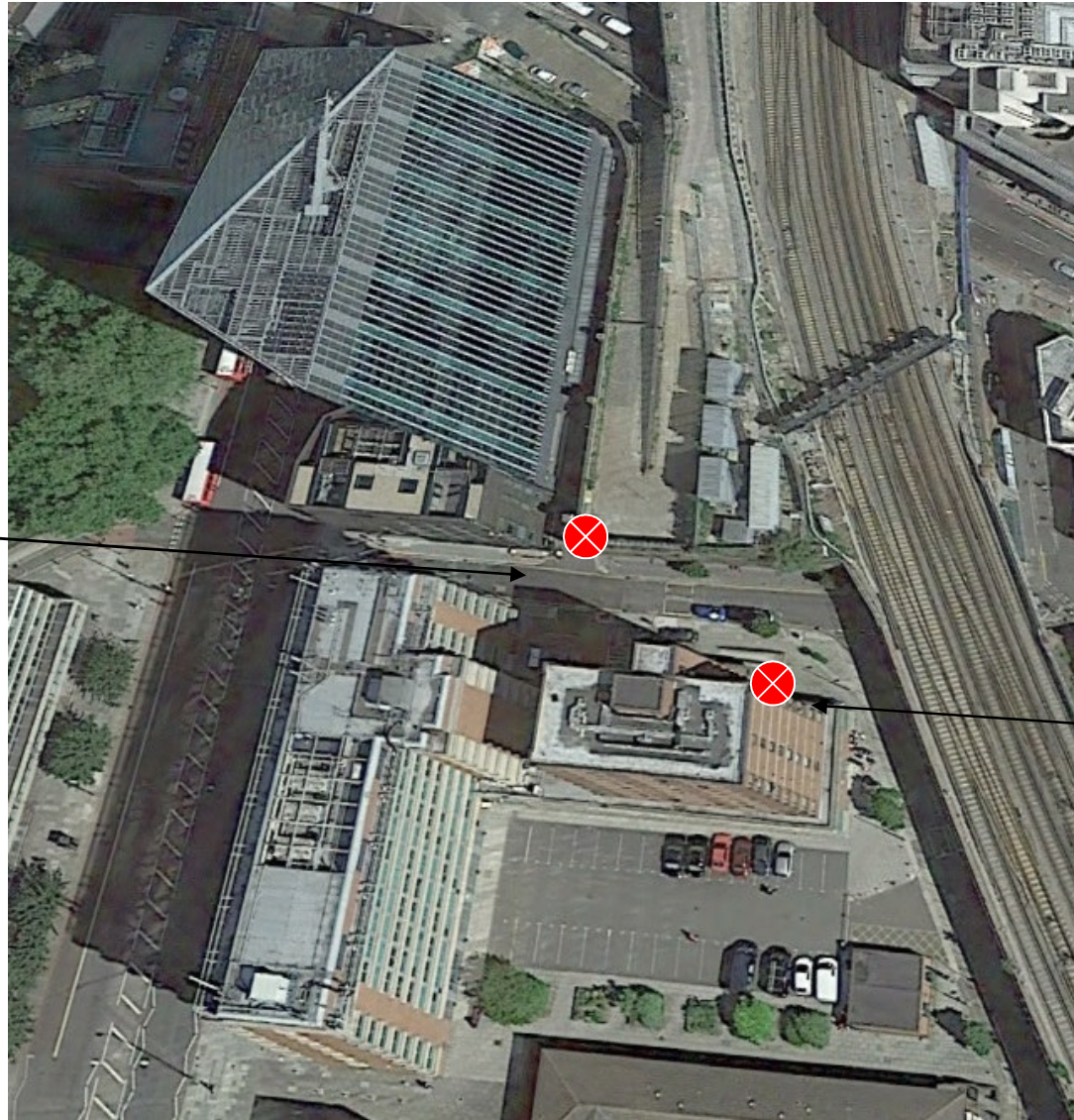
6.0 CONCLUSION

RBA Acoustics have undertaken an assessment of both music noise break-out from the premises and patrons within the smoking area based on the proposed acoustic treatment and mitigation measures in addition to the prevailing background noise levels measured at the nearby noise sensitive premises. Predicted noise levels have then been determined at the nearest residential receptors and subsequently compared against a series of criteria proposed as being appropriate for the assessment of noise from licensed premises.

The results of our assessment conclude that the proposed operation of the SAMA premises at the railway arches on Burrell Street until 03:00 on Friday and Saturday nights will have no impact on the existing acoustic environment or the amenity of local residents providing the proposed upgrade measures are adhered to.

Appendix A - Acoustic Terminology

dB	Decibel - Used as a measurement of sound pressure level. It is the logarithmic ratio of the noise being assessed to a standard reference level.
dB(A)	The human ear is more susceptible to mid-frequency noise than the high and low frequencies. To take account of this when measuring noise, the 'A' weighting scale is used so that the measured noise corresponds roughly to the overall level of noise that is discerned by the average human. It is also possible to calculate the 'A' weighted noise level by applying certain corrections to an un-weighted spectrum. The measured or calculated 'A' weighted noise level is known as the dB(A) level. Because of being a logarithmic scale noise levels in dB(A) do not have a linear relationship to each other. For similar noises, a change in noise level of 10dB(A) represents a doubling or halving of subjective loudness. A change of 3dB(A) is just perceptible.
L_{eq}	L_{eq} is defined as a notional steady sound level which, over a stated period of time, would contain the same amount of acoustical energy as the actual, fluctuating sound measured over that period (1 hour).
L_{Aeq}	The level of notional steady sound which, over a stated period of time, would have the same A-weighted acoustic energy as the A-weighted fluctuating noise measured over that period.
L_{An} (e.g. L_{A10} , L_{A90})	If a non-steady noise is to be described it is necessary to know both its level and the degree of fluctuation. The L_n indices are used for this purpose, and the term refers to the level exceeded for n% of the time, hence L_{10} is the level exceeded for 10% of the time and as such can be regarded as the 'average maximum level'. Similarly, L_{90} is the average minimum level and is often used to describe the background noise.
$L_{max,T}$	The instantaneous maximum sound pressure level which occurred during the measurement period, T. It is commonly used to measure the effect of very short duration bursts of noise, such as for example sudden bangs, shouts, car horns, emergency sirens etc. which audibly stand out from the general level of, say, traffic noise, but because of their very short duration, maybe only a very small fraction of a second, may not have any effect on the L_{eq} value.



Measurement Position 2 -
Gate

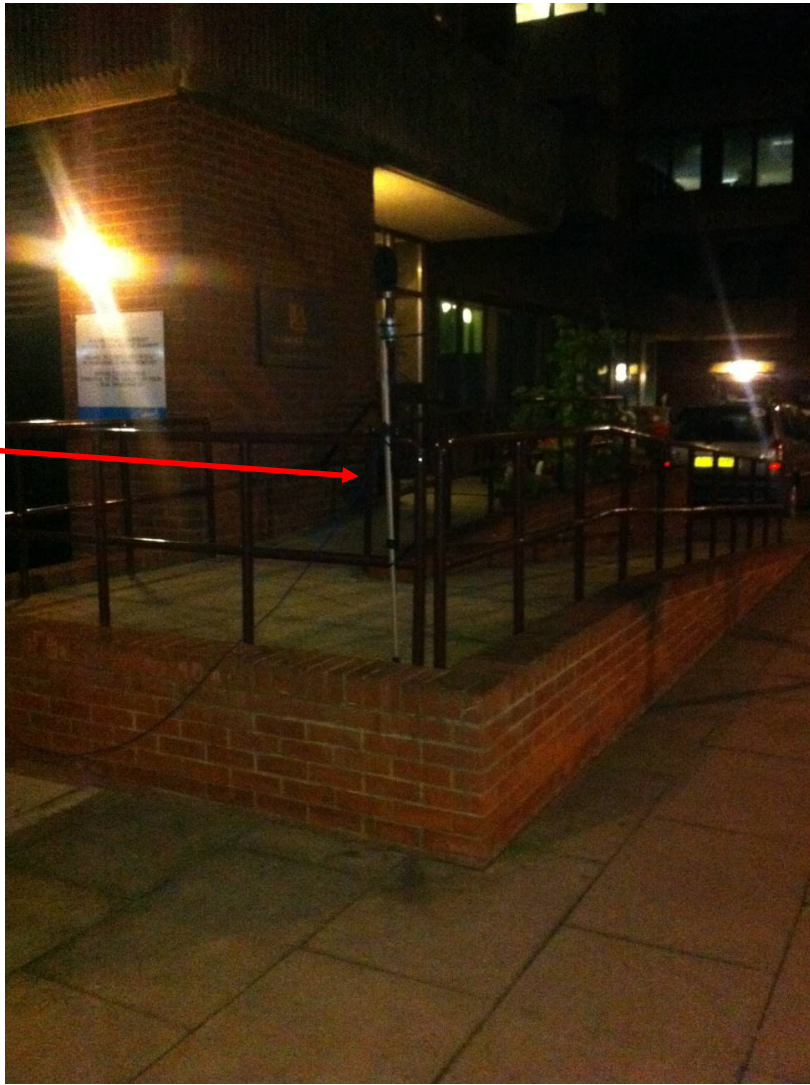
Measurement Position 1 -
Quadrant House

SAMA, Burrell Street
Site Plan Showing Measurement Positions

Site Plan 7067/SP1
22 October 2015
Not to Scale



Microphone

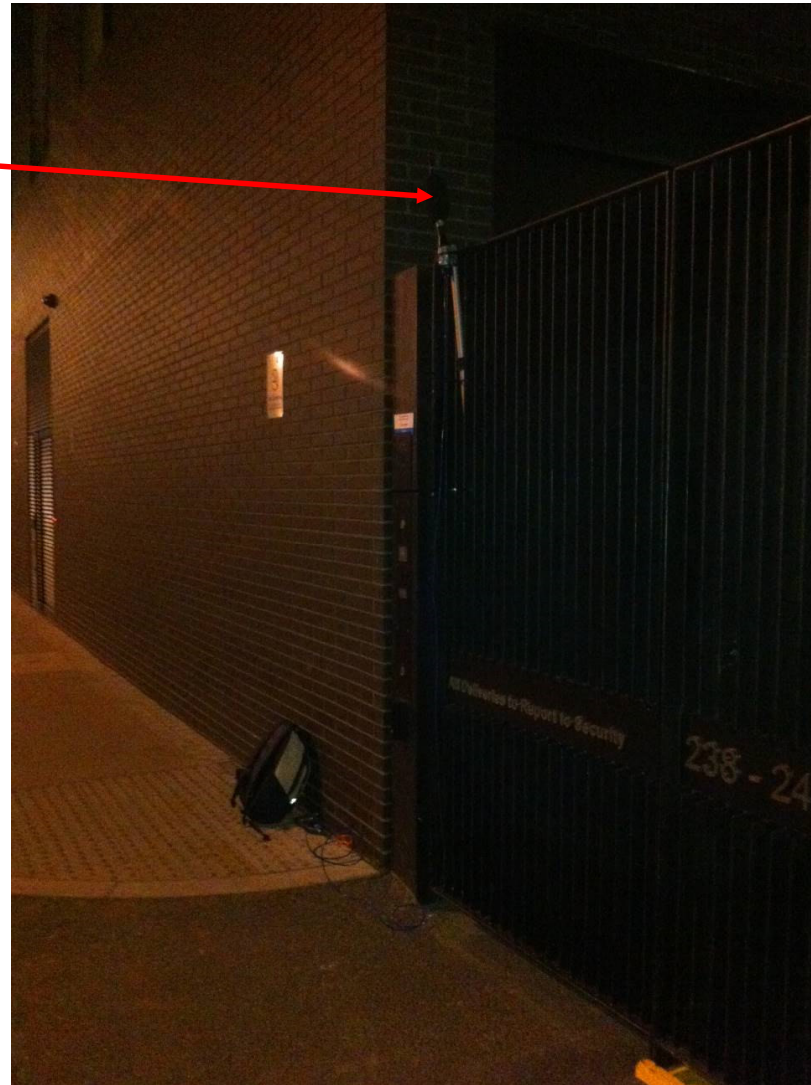


SAMA, Burrell Street
Photograph of Position 1

Photo 7067/P1
22 October 2015
Not to Scale



Microphone



SAMA, Burrell Street
Photograph of Position 2

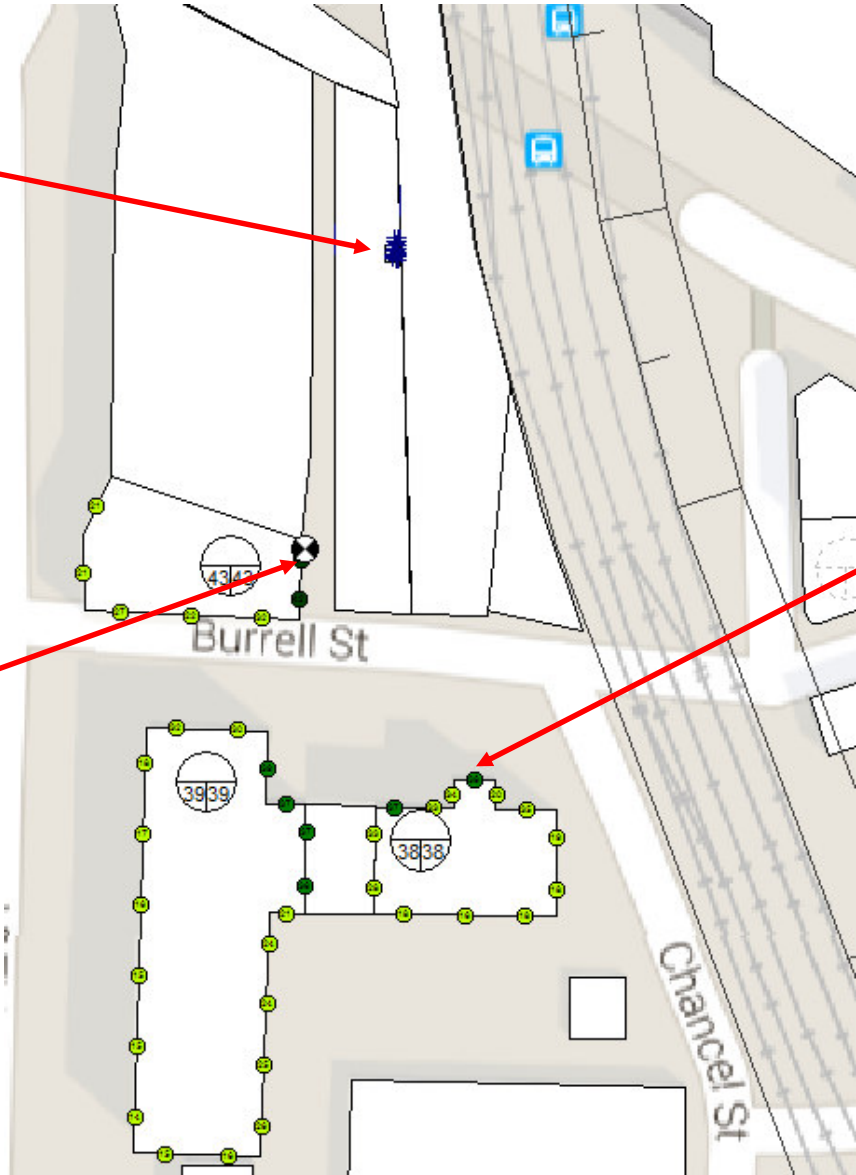
Photo 7067/P2
22 October 2015
Not to Scale



SAMA premises and smoking area

Blackfriars Road Receptor

Quadrant House Receptor



SAMA, Burrell Street
Predicted Noise Map of L_{Aeq} Noise Levels

7067/NM1
22 October 2015
Not to Scale



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From: Franklin, David
Sent: Monday, July 25, 2016 1:04 PM
To: Mills, Dorcas; [REDACTED]
Cc: Tear, Jayne
Subject: RE: Premises licence application - Sama Unit C, 242 Blackfriars Road, London SE1 9UF

Hi Jack,

Jayne is currently on leave, but I can act on this matter on her behalf.

Thank you for the additional information regarding the operation of the premises and policies.

The premises is described as a bar and restaurant, is it still the intention of the applicant to sell alcohol without the provision of food?

If it is the case then, as the premises falls within the cumulative impact policy (CIP) area for Borough and Bankside, our recommendation is that the premises licence should not be granted. Additionally should members be minded to grant at hearing, then they will have to consider the licensing policy closing times for wine bars and similar drinking premises which for this area are Sunday to Thursday 23:00 hours and for Friday and Saturday 00:00 hours. The sale of alcohol would have to terminate 30 minutes prior to that time at 22:30 and 23:30 respectively.

If, on the other hand, the applicant wish to operate the premises as a restaurant, with a condition that alcohol is only sold as ancillary to a substantial table meal, it is less likely that patrons of the premises will add to the cumulative impact for crime and disorder and public nuisance once they have left the premises within the CIP area so it is more likely for a premises licence to be granted. Additionally a restaurant within this area will be able to have later opening times under the licensing policy, i.e. Sunday to Thursday 00:00 hours and for Friday and Saturday 01:00 hours, with sale of alcohol finishing 30 minutes earlier, which will result in only a 30 minute reduction for Fri and Sat nights.

Please can you let me know your client's thoughts on this.

Kind regards

David

David Franklin
Team Leader Licensing
Regulatory Services

From: Prickett, Mark
Sent: Monday, July 25, 2016 3:30 PM
To: 'Jack Spiegler'
Cc: Ryan Peermamode; Mills, Dorcas; Franklin, David
Subject: RE: Premises licence application - Sama Unit C, 242 Blackfriars Road, London SE1 9UF

Jack,

I've reviewed the operating schedule and my comments are as follows;

Requested re-wording of condition 22;

- *After 22:00hrs, customers permitted to temporarily leave and then re-enter the premises to smoke must be restricted to the designated smoking area. No more than 10 customers will be permitted to remain in this designated smoking area at any one time.*

Additional conditions to ensure outdoor area to front of arch is adequately controlled to prevent public nuisance occurring;

- *There shall be no drinks permitted to be taken beyond the boundary of external frontage area at any time.*
- *The use of the external frontage area, except for smoking, shall cease at 22:00hrs at which point all patrons will be instructed to move indoors.*
- *No external areas of the premises, including the external frontage area, shall be used for the purposes of licensed entertainment.*
- *Amplified music, song or speech shall not be broadcast in external areas at any time.*

Requested re-wording of condition 23 – EPT do not offer a service to set sound limiters. The 'polluter pays' principal, whereby management must set it to an acceptable level. Worded conditions suggested as follows;

- *"A sound limiting device shall be installed, set and maintained, to ensure the maximum levels of volume and bass of music, song or speech from licensed entertainment permitted by the amplification system, does not cause a public nuisance in the vicinity of the premises or intrude inside the nearest or most exposed noise sensitive premises."*
- *"All audio and musical equipment used in the premises, permitted under the Licensing Act 2003 or the Live Music Act 2012, shall be played through the installed sound limiting device."*
- *"Any additional amplification equipment imported on to the premises by third parties, permitted under the Licensing Act 2003 or the Live Music Act 2012, shall be connected to and use the installed sound limited circuit."*

The outstanding issue for EPT remains around the screen around the smoking area and when it will be put into use. Can you please advise? There is no mention of this in the operating schedule. My previous comment remains unanswered;

- It is noted that condition 5 of the planning permission 15/AP/4476 relates to a management plan for the acoustic screening around the smoking area – have details been drawn up yet to review so as to provide some comfort to EPT when deciding this licence?

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
3rd Floor, Hub 1
Southwark Council, 160 Tooley Street, SE1 2QH
Tel: 0207 525 0023

From: Ian.Clements@met.pnn.police.uk [mailto:Ian.Clements@met.pnn.police.uk] **On Behalf Of** SouthwarkLicensing@met.pnn.police.uk
Sent: Tuesday, July 26, 2016 3:10 PM
To: JSpiegler@tandtp.com
Cc: Franklin, David; Mills, Dorcas
Subject: RE: Premises licence application - Sama Unit C, 242 Blackfriars Road, London SE1 9UF

Hi Jack

Thank you for your most recent communication and confirmation that the sale of alcohol will cease 30 minuets before closing time. As per my initial representation, it was the provision or regulated entertainment that gave be cause for concern as the application proposes the same finishing time for entertainment as the closing time.

I would usually expect to see all licensable activities ceasing at least 30 minuets prior to closing time.

This application still sits outside of Southwark's 2016 licensing policy for bars and other drinking establishments, I will still be asking the licensing sub committee to consider if there are special reasons for them to deviate from this policy.

Kind regards

Ian Clements

Licensing Officer Southwark Borough

☎ Phone: 0207 232 6756

☎ Mobile: 07974 836444

✉ E-mail: ian.clements@met.police.uk

✉ Mail: Licensing Office Southwark Police Station
323 Borough High Street
SE1 2ER

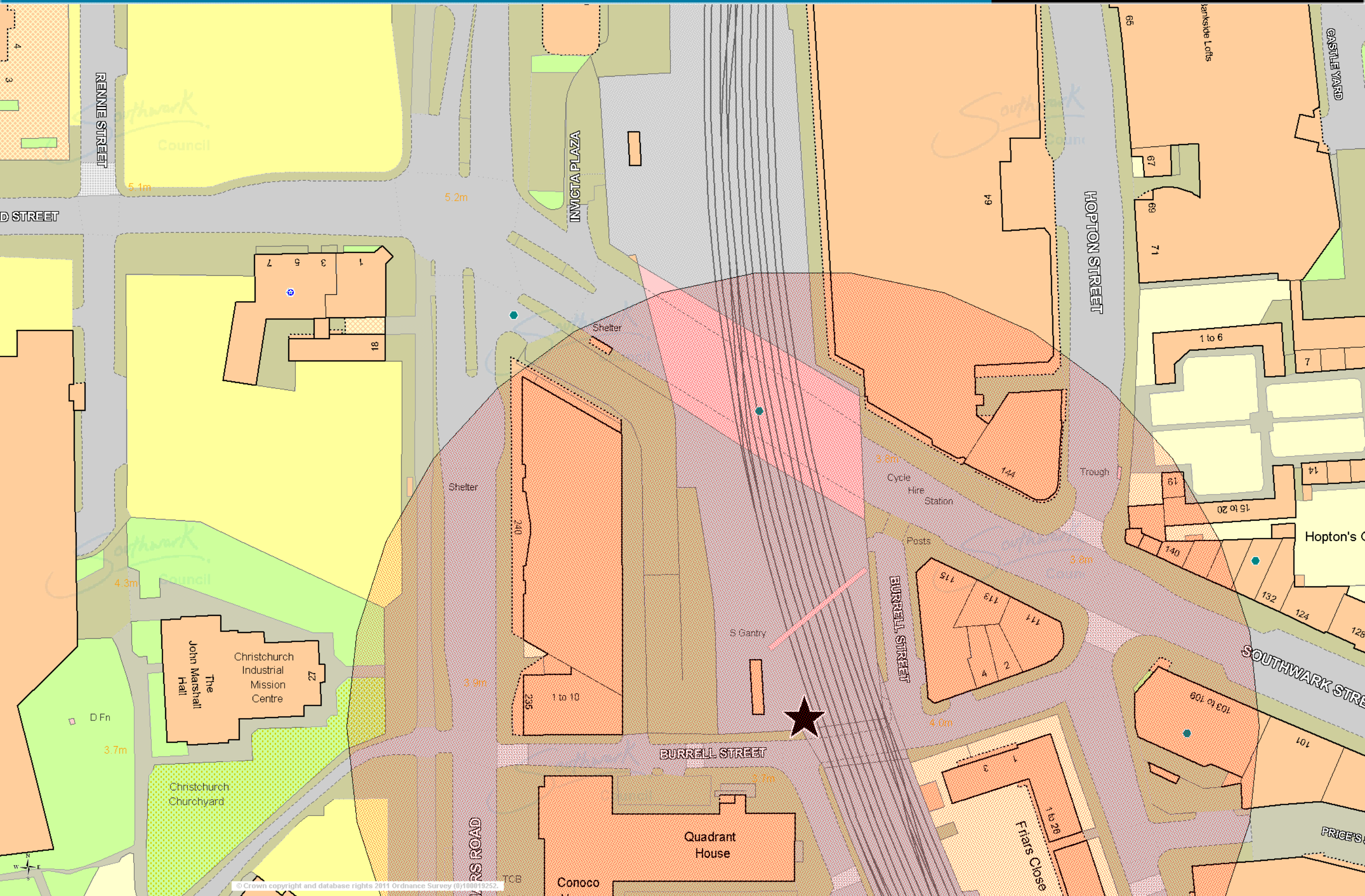
From: Sharpe, Carolyn
Sent: Tuesday, July 26, 2016 2:39 PM
To: Mills, Dorcas
Subject: RE: Premises licence application - Sama Unit C, 242 Blackfriars Road, London SE1 9UF - forwarding representations

Hi Dorcas,

From: Sharpe, Carolyn
Sent: Tuesday, July 26, 2016 2:51 PM
To: Mills, Dorcas
Subject: RE: Premises licence application - Sama Unit C, 242 Blackfriars Road, London SE1 9UF - forwarding representations

We are happy with the off-sales condition from a Public health perspective. However since the nature of the premises isn't entirely clear we would like either the Friday / Saturday hours reduced to be within the policy for a bar or a condition imposed restricting activities to that of a restaurant; something along the lines of alcohol being sold only ancillary to a table meal.

Best wishes,
Carolyn



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