

## Licensing Sub-Committee

Monday 5 September 2016  
10.00 am

Ground Floor Meeting Room G02B - 160 Tooley Street, London SE1 2QH

### Membership

Councillor David Hubber  
Councillor Lorraine Lauder MBE  
Councillor Charlie Smith

### Reserves

Councillor Sunny Lambe

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Contact

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

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 23 August 2016



## Licensing Sub-Committee

Monday 5 September 2016  
10.00 am

Ground Floor Meeting Room G02B - 160 Tooley Street, London SE1 2QH

### Order of Business

Item No.	Title	Page No.
	<b>PART A - OPEN BUSINESS</b>	
1.	<b>APPOINTMENT OF CHAIR</b>	
	To appoint a chair for the meeting.	
2.	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
3.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
4.	<b>NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT</b>	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
5.	<b>DISCLOSURE OF INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
6.	<b>LICENSING ACT 2003: UNIT 2, 777 OLD KENT ROAD, LONDON SE15 1NZ</b>	1 - 41

<b>Item No.</b>	<b>Title</b>	<b>Page No.</b>
7.	<b>LICENSING ACT 2003: THE WATCH HOUSE, 17 CARDAMOM BUILDING, 31 SHAD THAMES, LONDON SE1 2YR</b>	42 - 142

**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: 23 August 2016

<b>Item No.</b> 5.	<b>Classification:</b> Open	<b>Date:</b> 5 September 2016	<b>Meeting Name:</b> Licensing Sub-Committee
<b>Report Title</b>		Licensing Act 2003: Unit 2, 777 Old Kent Road, London SE15 1NZ	
<b>Ward(s) of group(s) affected</b>		Livesey	
<b>From</b>		Strategic Director of Environment and Leisure	

## RECOMMENDATION

1. That the licensing sub-committee considers an application made by George Nwachukwu for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Unit 2, 777 Old Kent Road, London SE15 1NZ.
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 17 of this report deal with the representations submitted by responsible authorities in respect of the application. Copies of the representations submitted 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 8 July 2016 George Nwachukwu applied to this council for the grant of a premises licence in respect of Unit 2, 777 Old Kent Road, London SE15 1NZ. The premises are described as being a restaurant and take away.
9. The application and is summarised as follows:
- **The provision of late night refreshment:**
    - Sunday to Thursday between 23:00 and 00:00 (midnight)
    - Friday and Saturday between 23:00 and 02:00 the following day
  - **The provision of regulated entertainment:**
    - Friday and Saturday between 11:00 and 02:00 the following day
  - **The supply of alcohol to be consumed on the premises:**
    - Monday to Friday between 11:00 and 23:30
    - Saturday between 00:00 and 01:30 and then between 11:00 and 01:30 the following day
    - Sunday between 11:00 and 00:00 (midnight)

**N.B. The above would mean a half hour break between the end of alcohol sales on Friday at 23:30 and the beginning of alcohol sales on Saturday at 00:00. This is possibly a mistake and the hours intended for the sale of alcohol are actually:**

- Monday to Thursday between 11:00 and 23:30

- Friday and Saturday between 11:00 and 01:30 the following day
- Sunday between 11:00 and 00:00 (midnight)

The applicant can confirm the above at the hearing to determine the application.

- **Non standard timings:**
  - That on New Year's Eve, Christmas Eve and all days preceding bank holidays regulated entertainment, late night refreshment and opening hours in respect of the premises shall be permitted between 11:00 and 02:00
  - That on New Year's Eve, Christmas Eve and all days preceding bank holidays the sale of alcohol shall be permitted between 11:00 and 01:30
- **Opening hours**
  - Sunday to Thursday between 23:00 and 00:00 (midnight)
  - Friday and Saturday between 23:00 and 02:00 the following day

#### **Designated premises supervisor**

10. The proposed designated premises supervisor of the premises is George Nwachukwu who has been granted a personal licence by L.B. Lewisham.

**N.B. The application was submitted online. Applications submitted online cannot be amended. Mistakes were made in the online application submission. These mistakes were corrected by way of additional application pages being provided to the licensing authority and these additional pages have been included with the pages completed online.**

11. The premises licence application form provides the applicant's operating schedule. Parts 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 and additional pages amending the application are attached to this report in appendix A.

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

12. Representations have been submitted by this council's public health directorate, environmental protection team, licensing responsible authority and the planning service .
13. The public health directorate's representation has been 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 notes that closing times sought in the application are outside those recommended in this council's statement of licensing policy. Public health recommend the following:
  - Alcohol sales to cease at 23:00 daily

- Off-sales of alcohol to be sold ancillary to a take-away meal
  - That all off-sales of alcohol to be sold in sealed containers to be consumed away from the premises
14. The environmental protection team's representation has been submitted in respect of the prevention of public nuisance licensing objective and suggests that the applicant considers an earlier closing time on Saturday and Sunday. The representation further suggests that the applicant consider submitting more specific plans to prevent noise escape from the premises and to avoid the operation of the premises causing statutory nuisance to nearby residents.
  15. The representation from the licensing responsible authority refers to this council's statement of licensing policy and relates to the prevention of crime and disorder and the prevention of public nuisance licensing objectives. The representation notes that the opening hours applied for are not consistent with this council's licensing policy and requests that the applicant consider providing an accommodation limit and dispersal policy in regards to the premises. The representation recommends that the hours of operation be amended to reflect those in the licensing policy and further recommends control measures that should become conditions of any licence granted subsequent to the application.
  16. The planning service's representation objects to the application in respect of the prevention of public nuisance licensing objective and contends that the proposed operation of the premises may have a detrimental impact on the residential properties to the rear of the site through associated noise, disturbance through parking and congregation of people in the vicinity of the premises.
  17. Copies of the representations submitted by the responsible authorities are attached in Appendix B.

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

18. No representations in respect of the application have been submitted by other persons.

#### **Conciliation**

19. 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 of the representations submitted remain outstanding and must therefore be considered by the sub-committee. The sub-committee will be updated, at the hearing to determine this application, should any of the representations be conciliated prior to the hearing.

#### **Premises history**

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

#### **Temporary event notices (TENS)**

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

#### **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 at on-licensed premises 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').

### Map

23. A map showing the location of the premises is attached to this report as appendix D. The premises are identified at the centre of the map by a black diamond. The following licensed premises are also shown on the map:

- **805 Restaurant, 805-809 Old Kent Road, SE15 1NX** licensed for:
  - The provision of late night refreshment on Monday to Sunday between 23:00 and 00:30 the following day
  - The sale of alcohol provision of regulated entertainment on Monday to Sunday between 14:00 and 00:30 the following day
- **Champagne Bar & Lounge, 817 Old Kent Road, SE15 1NX** licensed for:
  - The provision of late night refreshment on Monday to Sunday between 23:00 and 00:30 the following day
  - The sale of alcohol on Sunday to Thursday between 10:00 and 00:00 and Friday and Saturday between 10:00 and 03:00
- **Iceland Foods LTD, 789-799 Old Kent Road, SE15 1NZ** licensed for:
  - The sale of alcohol on Monday to Saturday between 08:00 and 23:00 and Sunday between 10:00 and 22:30
- **Murco Costcutter Hopfields Service Station, 747-759 Old Kent Road, SE15 1NZ** licensed for:
  - The sale of alcohol on Monday to Sunday between 00:00 to 00:00 (24 hours sales)
  - The provision of late night refreshment on Friday and Saturday between 23:00 and 05:00

### Southwark council statement of licensing policy

24. Council Assembly approved Southwark's statement of licensing policy 2016-20 on 25 November 2015. The policy came into effect on 1 January 2016.
25. Within Southwark's statement of licensing policy, the premises is identified as being within a residential area with a recommended closing time appropriate within this area for this categories of premises, being a restaurant as 23:00 hours daily. Takeaways are not considered as appropriate for this area.



26. Further 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.
27. 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**

28. A fee of £190.00 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.

### **Consultation**

29. 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**

30. 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**

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

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

33. 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.
34. 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
35. 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 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**

36. 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.
37. The four licensing objectives are:

- The prevention of crime and disorder
  - Public safety
  - The prevention of nuisance
  - The protection of children from harm.
38. 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.
39. 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.
40. 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**

41. 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**

42. 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.
43. 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**

44. 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.
45. 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.
46. 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.
47. 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.
48. 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.

49. 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.

50. 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

51. 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

52. 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

<b>Lead Officer</b>	Deborah Collins, Strategic Director of Environment and Leisure	
<b>Report Author</b>	Wesley McArthur, Principal Licensing Officer	
<b>Version</b>	Final	
<b>Dated</b>	18 August 2016	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	No	No
Date final report sent to Constitutional Team		19 August 2016

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

08/07/2016

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

Ref No. 647914

#### 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

	GEORGE NWACHUKWU
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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)

£	20,750
	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	UNIT 2
Address Line 2	777 OLD KENT ROAD
Town	LONDON
County	
Post code	SE15 1NZ
Ordnance survey map reference	
Description of the location	
Telephone number	

#### Applicant Details

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

	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
--	---

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

## Details of Individual Applicant

## Personal Details

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

## Current Address

Street number or Building name	
Street Description	
Town	
County	
Post code	

## Contact Details

Daytime contact telephone number	
Email Address	

Do you wish to add a second individual applicant?

	No
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## Operating Schedule

When do you want the premises licence to start?

	06/08/2016
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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 )



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

	mainly RESTAURANT WITH someTAKEAWAY
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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)
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Provision of regulated entertainment

	f) recorded music

Provision of late night refreshment

	i) Late night refreshment
--	---------------------------

Supply of alcohol

	j) Supply of alcohol
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F - Recorded Music

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

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

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

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

Day	Start	Finish
Mon	00:00	00:00
	00:00	00:00
Tues	00:00	00:00
	00:00	00:00
Wed	00:00	00:00
	00:00	00:00
Thur	00:00	00:00
	00:00	00:00
Fri	11:00	00:00
	00:00	00:00
Sat	00:00	02:00
	11:00	00:00
Sun	00:00	02:00
	00:00	00:00

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

	NEW YEARS EVE, CHRISTMAS EVE AND ALL DAYS PRECEDING BANK HOLIDAYS 11:00HOURS TO 02:00HOURS THE FOLLOWING DAY
--	--

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 EVE, CHRISTMAS EVE AND ALL DAYS PRECEDING BANK HOLIDAYS 11:00HOURS TO 02:00HOURS THE FOLLOWING DAY
--	--

## 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 AND OFF PREMISES(takeaway)
--	-------------------------------

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

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

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

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

NEW YEARS EVE, CHRISTMAS EVE AND ALL DAYS PRECEDING BANK HOLIDAYS 23:00HOURS TO 02:00HOURS THE FOLLOWING DAY
--

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 EVE, CHRISTMAS EVE AND ALL DAYS PRECEDING BANK HOLIDAYS 23:00HOURS TO 02:00HOURS THE FOLLOWING DAY
--

J - Supply of Alcohol

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

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

Day	Start	Finish
Mon	11:00	23:30
	00:00	00:00
Tues	11:00	23:30
	00:00	00:00
Wed	11:00	23:30
	00:00	00:00

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

Thur	11:00	23:30
	00:00	00:00
Fri	11:00	00:00
	00:00	00:00
Sat	00:00	01:30
	11:00	00:00
Sun	00:00	01:30
	11:00	00:00

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

	NEW YEARS EVE, CHRISTMAS EVE AND ALL DAYS PRECEDING BANK HOLIDAYS 11:00HOURS TO 01:30HOURS THE FOLLOWING DAY
--	--

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 EVE, CHRISTMAS EVE AND ALL DAYS PRECEDING BANK HOLIDAYS 11:00HOURS TO 01:30HOURS THE FOLLOWING DAY
--	--

Please upload the consent form completed by the proposed premises supervisor

	PREMISES-SOUTHWARKold-kent-road-dps-all.pdf
--	---

Premises Supervisor

Full name of proposed designated premises supervisor

First names	GEORGE
Surname	NWACHUKWU

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 )	
--------------------------------------	--

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

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

Provision of regulated entertainment

Please tick any that apply

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

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

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

**In all cases complete boxes K, L and M**

**F**

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place <b>indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	✓
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3) amplified		
Mon					
Tue					
Wed			<b>State any seasonal variations for the playing of recorded music</b> (please read guidance note 4) New years eve, Christmas eve and all days preceding bank holidays		
Thur			11:00HOURS UNTIL 02:00HOURS THE FOLLOWING DAY		
Fri	11:00	24:00	<b>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</b> (please read guidance note 5) New years eve, Christmas eve and all days preceding bank holidays		
Sat	00:00	02:00	11:00HOURS UNTIL 02:00HOURS THE FOLLOWING DAY		
	11:00	24:00			
Sun	00:00	02:00			

## I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 6)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Mon	23:00	24:00	<b><u>Please give further details here</u></b> (please read guidance note 3) Restaurant and takeaway		
Tue	23:00	24:00			
Wed	23:00	24:00	<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 4) New years eve, Christmas eve and all days preceding bank holidays 23:00HOURS UNTIL 02:00HOURS THE FOLLOWING DAY		
Thur	23:00	24:00			
Fri	23:00	24:00	<b><u>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</u></b> (please read guidance note 5) New years eve, Christmas eve and all days preceding bank holidays 23:00HOURS UNTIL 02:00HOURS THE FOLLOWING DAY		
Sat	00:00	02:00			
	23:00	24:00			
Sun	00:00	02:00			
	23:00	24:00			

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – <b>please tick</b> (please read guidance note 7)	On the premises	<input type="checkbox"/>
Day	Start	Finish		Off the premises	<input type="checkbox"/>
Mon	11:00	23:30	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4)  New years eve, Christmas eve and all days preceding bank holidays 11:00HOURS UNTIL 01:30HOURS THE FOLLOWING DAY	Both	<input checked="" type="checkbox"/>
Tue	11:00	23:30			
Wed	11:00	23:30			
Thur	11:00	23:30	<b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 5)  New years eve, Christmas eve and all days preceding bank holidays 11:00HOURS UNTIL 01:30HOURS THE FOLLOWING DAY		
Fri	11:00	23:30			
Sat	00:00	01:30			
	11:00	24:00			
Sun	00:00	01:30			
	11:00	24:00			



L

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 6)			<b>State any seasonal variations</b> (please read guidance note 4) New years eve, Christmas eve and all days preceding bank holidays  11:00HOURS UNTIL 02:00HOURS THE FOLLOWING DAY
Day	Start	Finish	
Mon	11:00	24:00	
<b>Tue</b>	11:00	24:00	
Wed	11:00	24:00	
Thur	11:00	24:00	
Fri	11:00	24:00	<b>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</b> (please read guidance note 5) New years eve, Christmas eve and all days preceding bank holidays  11:00HOURS UNTIL 02:00HOURS THE FOLLOWING DAY
Sat	00:00	02:00	
	11:00	24:00	
Sun	00:00	02:00	
	11:00	24:00	

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

Issuing authority ( if known )	LEWISHAM
--------------------------------	----------

K

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

NONE
------

L - Hours premises are open to public

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

Day	Start	Finish
Mon.	11:00	00:00
Tues	11:00	00:00
Wed	11:00	00:00
Thur	11:00	00:00
Fri	11:00	00:00
Sat	00:00	02:00
	11:00	00:00
Sun	00:00	02:00
	11:00	00:00

State any seasonal variations ( Please read guidance note 4 )

NEW YEARS EVE, CHRISTMAS EVE AND ALL DAYS PRECEDING BANK HOLIDAYS 11:00HOURS TO 02:00HOURS THE FOLLOWING DAY
--

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 )

NEW YEARS EVE, CHRISTMAS EVE AND ALL DAYS PRECEDING BANK HOLIDAYS 11:00HOURS TO 02:00HOURS THE FOLLOWING DAY
--

M - Steps to promote four licencing objectives

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

PREMISES IS IN COMMERCIAL BUILDING-APPEARS TO BE NO RESIDENTIAL ACCOMODATION IN THIS BUILDING
The premises licence holder shall ensure CCTV is installed . Images will be retained for at least 31 days and shall be made available upon request to the officers of the responsible authorities. Cctv to be in accordance with police recommendations with fps

	<p>of 6 minimum per camera  A member of staff will be on duty at all times who is capable of downloading images within a reasonable time should the authorities request a copy of recordings. CCTV to operate during all licensable hours.  Should the system break down then the police will be informed immediately and the system repaired within two working days or sooner if the police request. CCTV to record inside and outside the ENTRANCE TO THE premises AND REAR FIRE EXIT AS FAR AS DATA PROTECTION LAWS ALLOW and to operate outside regardless of lighting conditions.</p> <p>The licence holder shall ensure: Members of staff receive first aid training determined on capacity levels. Appropriate number of persons trained in first aid to be on the premises at all times. In addition a fire risk check is carried out REGULARLY. Emergency lighting and fire detection systems will be tested( periodic inspection certificates) every six months or more often if recommended by Fire Officer. A smoking policy statement WILL BE DISPLAYED on the premises. Only smoking area to be outside the premises</p> <p>The licence holder shall ensure: There will be zero tolerance to drunken or anti-social behaviour on the premises. All interior and exterior areas of the premises are inspected on a regular basis. .  All staff members will be trained to ensure patrons leave the premises quietly. Members of staff collect any litter left outside the premises AT END OF EVENING.. RECORDED Music sound levels are monitored on the premises so as not to cause a nuisance to persons in local residential property. THE VOLUME OF ALL RECORDED music WILL BE CONTROLLED BY THE DPS OR THEIR NOMINATED PERSON ALL WINDOWS AND DOORS SHALL BE CLOSED (EXCEPT FOR ACCESS AND EGRESS) WHEN ANY REGULATED ENTERTAINMENT TAKES PLACE ON THE PREMISES.  The licence holder will adopt challenge 25 as a proof of age scheme on the premises AND APPROPRIATE SIGNAGE WILL BE PLACED AT THE ENTRANCE TO THE PREMISES . ACCEPTABLE IDENTIFICATION WILL BE PASSPORT, PHOTO DRIVING LICENCE OR PASS ACCREDITED CARDS ONLY. All staff will be trained in there responsibilities as regards the four licensing objectives and the training will be recorded and updated every four months.</p> <p>Signage asking patrons to leave the premises quietly will be displayed at the exit from the premises. Licensable activity to take place inside the premises only.  The premises licence holder or DPS will speak to all local taxi firms concerned and instruct them to text or ring the premises phone on arrival and they will be under strict instructions never to sound horns. on arrival of taxi patrons will be informed SIGNAGE AND INFORMATION ON ACCEPTABLE TAXI FIRMS WILL BE DISPLAYED</p> <p>Door supervisors are S.I.A. registered.  two door staff after 22:00hours until close of business on FRIADY AND saturday evening.  no admittance after 01.15 hours when licensing hours are after this hour</p> <p>Refusal register AND INCIDENT BOOK will be in place recording any refusal of service OR INCIDENTS. These to be kept for inspection by the police or relevant authorities for a period of twelve months and inspected and signed off by the DPS on a regular basis( at least weekly)</p> <p>Premises Licence Holder and/or DPS to provide an event planner for of the month's events if appropriate</p> <p>COPY OF EVENT PLANNER AVAILABLE TO aUTHORITIES ON REQUEST</p> <p>FULL RISK ASSESSMENTS FOR EVENTS TO BE UNDERTAKEN via event management planner</p>
--	--

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

	<p>Premises to operate a zero drugs policy. Anybody found using drugs will be ejected from the premises and not admitted again. There details will be taken and given to the police.</p> <p>The licence holder to implement a drugs and weapons policy which may include a random searches of patrons and anyone who is suspected of having drugs or weapons in their possession.</p> <p>The licence holder to ensure that there will be zero tolerance to drunken or anti-social behaviour.</p> <p>Applicant to join any local radio watch schemes if appropriate</p>
--	--

b) the prevention of crime and disorder

	AS ABOVE IN A
--	---------------

c) public safety

	AS ABOVE IN A
--	---------------

d) the prevention of public nuisance

	AS ABOVE IN A
--	---------------

e) the protection of children from harm

	AS ABOVE IN A
--	---------------

Please upload a plan of the premises

	<u>SOUTHWARK-777-OLD-KENT-ROAD.pdf</u>
--	--

Please upload any additional information i.e. risk assessments

	<u>MANAGEMENT-PLAN.docx</u>
--	-----------------------------

Checklist

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

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

	I understand that I must now advertise my application. I understand that if I do not comply with the above requirements my application  will be rejected.
--	---

## Declaration

I agree to the above statement

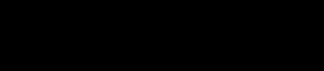
	I agree
PaymentDescription	
AuthCode	
LicenceReference	
PaymentContactEmail	

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

**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)

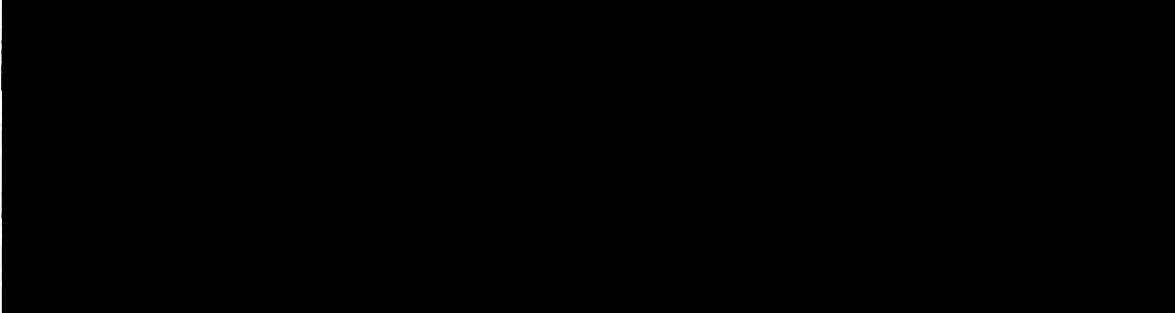
**Signature of applicant or applicant's solicitor or other duly authorised agent** (see guidance note 11).  
**If signing on behalf of the applicant, please state in what capacity.**

Signature		PR RETAIL CONSULTANTS LTD
Date	14/07/2016	
Capacity	AGENTS	

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

Signature	
Date	
Capacity	

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



## MANAGEMENT PLAN-

DATE OF EVENT	
	COMMENTS-ACTION PLAN
TYPE OF EVENT	
NUMBER OF PERSONS ATTENDING	
VENUE	
INVITE General public	
CUSTOMER PROFILE AGE PROFILE-CHILDREN PARENTS VIP-	
DOOR STAFF SIA AND AT WHICH POINTS-HOW MANY	
ANY AREAS NEEDED TO BE LOCKED OFF	
CLEANING	
ORGANISERS	
CATERING	

## MANAGEMENT PLAN-

PERSON ABLE TO ACCESS CCTV RECORDINGS	
LITTER PATROL ONGOING	
DPS ON SITE DURING EVENT OR OTHER RESPONSIBLE PERSON	
ADDITIONAL FIRE RISK SIGNAGE FOR VISITORS	
OTHER RISK ASSESSMENTS NEEDED	
TOILET FACILITIES GENTS LADIES DISABLED(Accessible)	
WIND DOWN PERIOD LAST ORDERS BEFORE CLOSING ETC	
SEATING ARRANGEMENTS	
CAPACITY RATIO OF CLIENTELE TO SPACE	
STAFF TRAINED IN CONFLICT MANAGEMENT	



## MANAGEMENT PLAN-

ENTRY BY TICKET?	
EXTERNAL SMOKING AREA	
POINT OF SALE MATERIAL CHALLENGE 25 ETC.	
OPEN AND CLOSING OF EVENT	
LICENSABLE ACTIVITY HOURS	
TYPE ALCOHOL SOLD AT EVENT ALES, WINE BOTTLED BEERS ETC	
SIGNAGE OF NOT TAKING ALCOHOL OUT OF LICENSABLE AREA SUPERVISION OF THIS	
PLASTIC OR GLASS CONTAINERS OR BOTH	
LIGHTING	
NOISE ON LEAVING	

## MANAGEMENT PLAN-

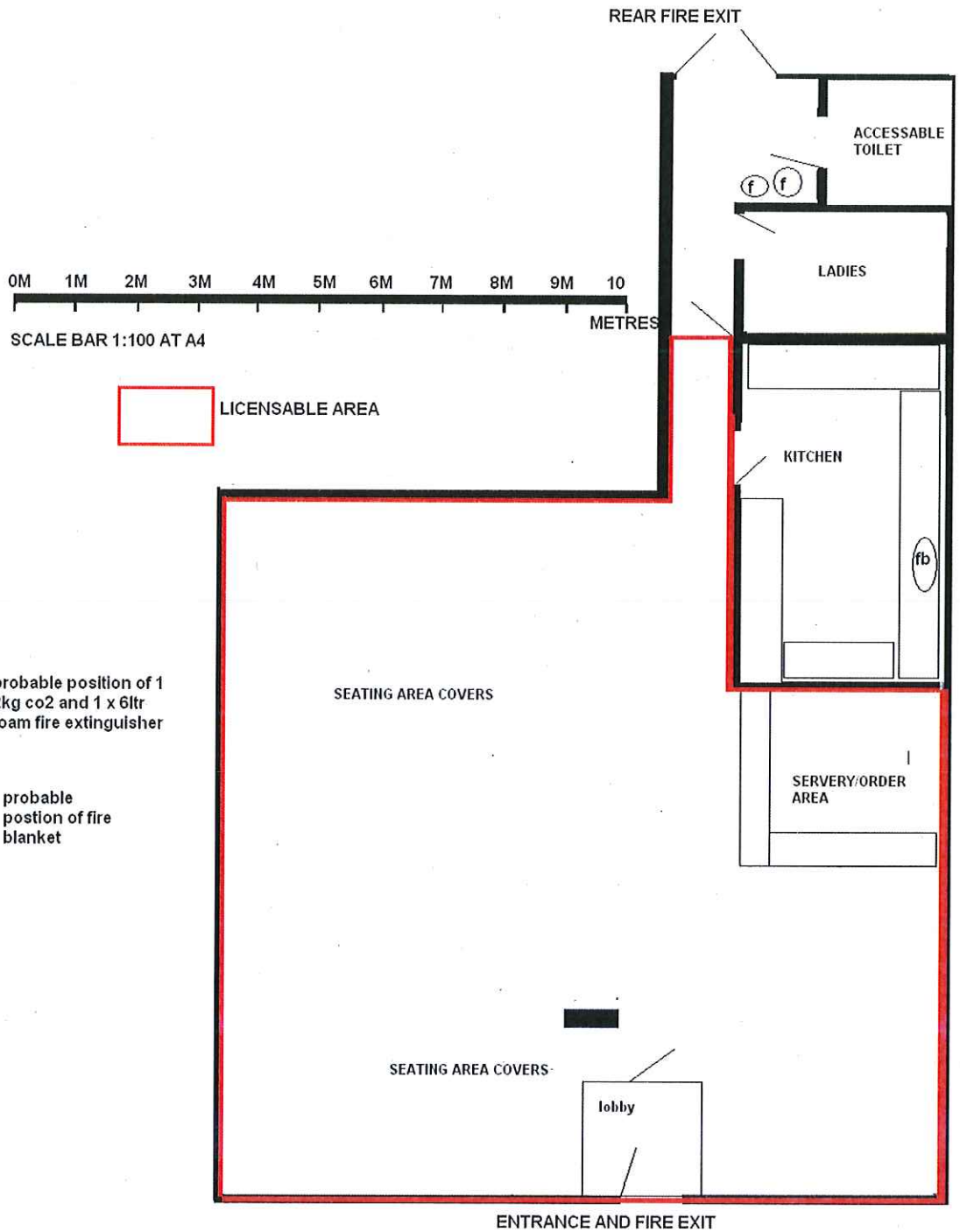
SIGNAGE	
POLICE CONTACT DETAILS	
ALL STAFF TRAINED AND BRIEFED	
TAXI COMPANY TEXT ON ARRIVAL AT FRONT OR TELEPHONE	
I.D CHECKS ON ENTRY OR AT POINT OF SALE	
DRUG AWARENESS	

## MANAGEMENT PLAN-

ECSTASY	TABLETS, CAPSULES OR POWDER-TAKEN BY MOUTH CREATES THIRST FOR WATER ETC DEHYDRATION AND ENERGY JUMPING AROUND
COCAINE	WHITE POWDER- THIS IS SNORTED- SYMPTOMS-RUNNY NOSE-POWDER AROUND NOSTRILS-ANXIETY OR ECITEMENT
CANNABIS	RESIN-LUMPS OF GRASS LIKE SUBSTANCE-BROWNISH SMOKED VIA LARGE RIZLA PAPERS DO NOT SELL LARGE RIZLA PAPERS AT EVENTS!!! PUPILS DILATE-SMELLS BEERMATS USED AS FILTERS-VERY CHATTY
LSD	PAPER SQUARES, GELATINE WHICH IS TAKEN BY MOUTH  CAUSES HULLUCINATION- INCOHERANT AND CRAZY BEHAVIOUR
CRACK	YELLOW LUMPS HEATED IN FOIL-SMOKED IN PIPES SYMPTOMS-VIOLENT
HEROIN	BROWN OR OFF WHITE POWDER-INJECTED RUNNY NOSE
AMPHETAMINES UPPERS-SPEED ETC	TABLETS OR POWDER OR CAPSULES WHICH ARE SWALLOWED QUICK TALKING-ENLARGED PUPILSD-CONFUSED
GENERALLY	SIGNS OF DRUG TAKING-RUZLA PAPERS-BICARBONATE OF SODA-BAKING FOIL-NEEDLES, SYRINGES, SPOONS-COTTON WOOL-  THESE WOULD LIKELY BE FOUND IN TOILET AREAS-



PREMISES-777 OLD KENT ROAD,LONDON, SE15 1NZ



**APPENDIX B**

**From:** Sharpe, Carolyn **On Behalf Of** Public Health Licensing  
**Sent:** Wednesday, August 10, 2016 3:19 PM  
**To:** Regen, Licensing  
**Subject:** RE: RE: The Empire - Unit 2 777 Old Kent Road LDO 11/08/16

To whom it may concern:

**Re: The Empire, Unit 2 777 Old Kent Road, London SE15 1NZ**

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 11:00 and 23:30 Mondays to Thursdays, 11:00 and 01:30 Fridays to Saturdays and 11:00 – 00:00 on Sundays.

I have concerns regarding the closing time for alcohol sales as these fall outside the hours recommended in the Southwark Statement of Licensing Policy. I also have concerns regarding the request for off-sales of alcohol as the nature of this establishment is to be a restaurant.

**Recommendations**

- I recommend the closing time for alcohol sales to be 23:00 daily
- I recommend all off-sales of alcohol to be sold ancillary to a take-away meal
- I recommend all off-sales of alcohol to be sold in sealed containers to be consumed away from the premises

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*



## MEMO: Environmental Protection Team

---

**To** Regen.licensing;      **Date** 11 August 2016

**Copies** Wesley McArthur

**From** Ken Andrews      **Telephone** [REDACTED]      **Fax** [REDACTED]

**Email** [REDACTED]

---

**Subject** **The Empire Unit 2- 777 Old Kent Road SE15 1NZ APP 836741  
(EPRA) representation**

EPRA have considered a new premises licence application for the above address, and would like to make representation under the prevention of public nuisance licensing objectives.

The premises is within a commercial building, but there are a few residential properties within proximity to the unit. The application is for the sale of alcohol for consumption both on and off the premises between 11.00-23.30 Monday to Saturday and Sunday 11.00-24:00.

Recorded music will be played on Friday 11:00-24:00 and Saturday and Sunday 11:00-02:00

EPRA consider that the proposal to have recorded music up to 02:00 is very late and as a result has to be satisfied that the control measures are effective

. The application indicated that the music sound levels will be monitored on the premises and that members of staff will be trained to ensure that patrons leave the premises quietly.

While these stated objectives are applicable for the prevention of nuisance, EPRA would suggest that the applicant considers an earlier closing time on Saturday and Sunday and to submit a more specific plan to prevent noise escape and avoid causing a statutory nuisance to nearby residents.

**Ken Andrews - Principal Environmental Health Officer**

# MEMO: Licensing Unit

---

**To** Licensing Unit                      **Date** 11 August 2016

**Copies**

**From** Jayne Tear                      **Telephone** [REDACTED]                      **Fax**

**Email** [REDACTED]

---

**Subject** Re: The Empire, Unit 2, 777 Old Kent Road, London, SE15 1NZ

Application for a premises licence

I write with regards to the above application for the grant of a premises licence submitted by George Nwachukwu under the Licensing Act 2003 which seeks the following licensable activities:

- Recorded music (indoors) on Saturday and Sunday from 11:00 to 02:00 the following day
- Provision of late night refreshment (indoors & outdoors) on Sunday to Thursday from 23:00 to 00:00 and on Friday and Saturday from 23:00 to 02:00 the following day
- The supply of alcohol (on and off the premises) on Monday to Thursday from 11:00 to 23:30; Saturday and Friday from 11:00 to 01:30 the following day and on Sunday from 11:00 to 00:00
- Overall opening times shall be from Sunday to Thursday from 11:00 to 00:00; Friday and Saturday from 11:00 to 02:00 the following day

Non Standard Timings:

- On new years eve, christmas eve, and all days preceding bank holidays recorded music, supply of alcohol, and opening hours shall be from 11:00 to 02:00 the following day
- On new years eve, christmas eve, and all days preceding bank holidays late night refreshment shall be from 23:00 to 02:00 the following day.

The premises is situated in a residential area and under the Southwark Statement of Licensing Policy 2016 - 2020 the appropriate closing times for Restaurants, Public Houses, Wine bars or other drinking establishments in this area is **23:00 daily. Night Clubs (with sui generis planning classification) are not considered appropriate for this area.**

The premises is described as '*restaurant with some takeaway*' within the application.

I am submitting this application with regards to the prevention of crime and disorder and public nuisance as the applicant has failed to adequately address these licensing objectives within the operating schedule and people leaving the premises later at night could impact upon local residents living nearby and in the surrounding streets. The management would have no control of patrons that have left the premises and the possible impact of any rowdy and anti-social behaviour or crime and disorder.



To help address my concerns I ask the applicant to consider providing an accommodation limit to the premises. Dependant on the accommodation limit, how it will be controlled and what kind of dispersal policy will the premises operate?

I also ask that 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.

Recommended amendments to the application:

- Recorded music (indoors) to cease at 23:00 on Friday and Saturday.
- Late night refreshment (indoors) to remove the activity as not required up to 23:00.
- Supply of alcohol (on the premises) on Monday to Sunday shall to cease at 22:30
- Supply of alcohol (off the premises) on Monday to Sunday shall to cease at 23:00
- Overall opening times shall cease on Monday to Sunday at 23:00

Furthermore to retain the premises operation a restaurant and to help prevent patrons drinking on the street, I ask for the following conditions to be added to the licence

- Intoxicating liquor shall not be sold or supplied on the premises otherwise than to persons taking a substantial table meal and by consumption of such persons as an ancillary to their meal
- Any 'off sales' of alcohol shall be sold in closed containers and taken away from the Premises

I therefore submit this representation and welcome any discussion with the applicant to consider the above representation.

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

**Chief executive's department**

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

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

X

**Your Ref:** 854368  
**Our Ref:** 16-CE-00670  
**Contact:** Matthew Lambert  
**Telephone:** [REDACTED]  
**Fax:** [REDACTED]  
**E-Mail:** [planning.enquiries@southwark.gov.uk](mailto:planning.enquiries@southwark.gov.uk)  
**Web Site:** <http://www.southwark.gov.uk>

**Date:** 11/08/2016

Dear Sir/Madam

**Premises Licensing re:**  
 UNIT 2, 777 OLD KENT ROAD, LONDON, SE15 1NZ

**Summary description:** Type of Application Sought: A new premises licence applicati

**Date Received:** 15/07/2016

Thank you for you memo regarding an application for a new premises licence at the above site.

Planning permission was granted for "Change of use of vacant retail unit (Class A1) to hot food takeaway (Class A3 and Class A5)" at the above site under ref 14/AP/2547. A condition (no 6) was attached which restricted the hours of use of the premises to 0700 to 2300 on Monday to Saturday and 0800 to 2200 on Sundays/Bank Holidays.

Two subsequent applications have been submitted to vary this condition and the hours of use:  
 16/AP/0647 sought to vary the hours of use to "07:00 to 23:00 on Monday to Saturday to 07:00 to 05:30 on Monday to Saturday and 08:00 to 04:30 on Sunday/Bank Holidays"  
 16/AP/1539 sought to vary the hours of use to "07:00 to 23:00 on Monday to Saturday to 11:00 to 01:30 on Monday to Thursday, 11:00 to 04:00 on Friday and Saturday and 11:00 to 02:00 on Sunday/Bank Holidays"

Both of these application were refused

The hours of use detailed in the license application exceed the permitted hours stating that the premises will be open until 00:00 Monday to Thursday and until 02:00 on Friday and Saturday. In addition the presence of door supervisors also suggest an element of an A4 (drinking establishment) use rather than a restaurant and takeaway use.

The upper floors of the application site are partly used by places of worship. Two of these places of worship have hours of use conditions attached to planning permissions (to finish by between 20:00 and 21:00). The planning department monitors the use of the upper floors of the application site and compliance with hours conditions, as use over these hours has a detrimental impact on the residential properties to the rear of the site on Sylvan Grove (Sylvan Terrace), through associated noise, and disturbance through parking and congregation of people visiting the property on Sylvan Grove.

The planning department has also taken enforcement action in relation to air conditioning units attached to the adjacent premises (Iceland) in relation to noise and the impact on residential neighbours.

Therefore at the hours proposed, the planning department objects to the application for a premises licence on the grounds of public nuisance.

Yours faithfully

Matthew Lambert



Planning Enforcement Officer

Date 17/8/2016



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<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 5 September 2016	<b>Meeting Name:</b> Licensing Sub-Committee
<b>Report title:</b>		Licensing Act 2003: The Watch House, 17 Cardamom Building, 31 Shad Thames, London SE1 2YR	
<b>Ward(s) or groups affected:</b>		Riverside	
<b>From:</b>		Strategic Director of Environment and Leisure	

## RECOMMENDATION

1. That the licensing sub-committee considers an application made by Chapeau Tower Bridge Limited for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as The Watch House, 17 Cardamom Building, 31 Shad Thames, London SE1 2YR.
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 other persons and is therefore referred to the sub-committee for determination.
  - b) Paragraphs 8 to 10 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application is attached as Appendix A.
  - c) Paragraphs 12 to 17 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 19 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 13 July 2016, Chapeau Tower Bridge Limited applied to this council for the grant of a new premises licence in respect of the premises known as The Watch House, 17 Cardamom Building, 31 Shad Thames, London SE1 2YR. The premises is described as a speciality coffee house and cocktail restaurant.
  
9. The application is summarised as follows:
  - **Recorded music (indoors)**
    - Monday to Friday from 07:00 to 23:00
    - Saturday and Sunday from 08:00 to 23:00
  
  - **Sale & supply of alcohol (on premises)**
    - Monday to Saturday from 12:00 to 22:30
    - Sunday from 10:30 to 22:30
  
  - **Operating hours of premises**
    - Monday to Friday from 07:00 to 23:00
    - Saturday and Sunday from 08:00 to 23:00.
  
10. The premises licence application form provides the applicant operating schedule. Parts F, 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 Roland Horne who is has a personal licence issued by Southwark Council.

### **Representations from responsible authorities**

12. There are two representations submitted by the Metropolitan Police Service and the environmental protection team.
13. The police representation 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. The police think that the following conditions will assist with the prevention of crime and disorder in addition to the conditions offered within the operating schedule:
  - 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.
  - 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.
  - 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
  - That all staff are trained in their responsibilities under the licensing act 2003 and training records to be kept and updated every six months and shall, upon request, be made immediately available to officers of the police and the council.
14. The environmental protection team have concerns with regards the proposal to have recorded music as opposed to background music would require the applicant to submit details as to how they will prevent noise escape and avoid causing a statutory nuisance to nearby residents. The applicant referred to a noise management policy, but details of that policy were not submitted as part of the application. They request that the applicant demonstrate how noise escape will be prevented.
15. The representations are attached as Appendix B to the report.

### **Representation from other persons**

16. There are 42 representations from other persons consisting of one from a local ward councillor and 41 local residents). They state that Shad Thames is an extremely densely populated area with well known and long running issues with regards to noise nuisance. These issues relate to pubs and bars already in the area. They are also concerned about deliveries, disposal of bottles and customers behaviour when leaving these premises.
17. Copies of the representations are attached as Appendix C.

### **Conciliation**

18. The representations were forwarded to the applicant. The applicant has responded by submitting two statements in their defence, this has been circulated and has resulted in further responses from the responsible authorities leading to the police representation, and representation from five of the other persons being withdrawn. However, other issues remain unresolved. The conciliation letter and corresponding emails are attached as Appendices D and E. The licensing sub committee will be updated of any developments on 5 September 2016.

### **The local area**

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

#### Public houses/restaurant

- Bengal Clipper, 11 -12 Cardamon Building, Shad Thames, London SE1 (Monday to Sat till 00:30 and Sunday till 00.00)
- Le Pont De La Tour , 36D Shad Thames, London SE1 (Sunday to Thursday till 23:00 and Friday and Saturday till 00.00)
- The Pizza Express, Cardamom Building, 31 Shad Thames, London SE1 (Monday to Saturday till 00:30 and Sunday till 00.00)
- Valentina Fine Foods, Cardamom Building, 31 Shad Thames, London SE1 (Monday to Saturday till 00:30 and Sunday till 00.00)
- Browns Restaurant, 30 Shad Thames, London SE1 (Sunday to Thursday till 00:30 and Friday and Saturday till 01.30)
- All Bar One, 34 Shad Thames, London SE1 (Sunday to Thursday till 23:30 and Friday and Saturday till 00.00)
- Ask, 34 Shad Thames, Butlers Wharf Building, London SE1 (Monday to Saturday till 00.30 and Sunday till 00.00)
- Cantina Del Ponte, 36C Shad Thames, London SE1 (Monday to Saturday till 00:30 and Sunday till 00.00)
- Butlers Wharf Chop House, 36E Shad Thames, London SE1 (Monday to Sunday till 00:30)



- M V Erasmus, 28 Butlers Wharf Pier, Shad Thames, London SE1 (Monday to Sunday till 00:00)
- Blue Print Café, 28 Butlers Wharf, Shad Thames, London SE1 (Monday to Saturday till 00:30 and Sunday till 00.00)
- Café Paradiso, 45 Shad Thames, London SE1(Monday to Sunday till 20:00)
- Divine Newsagents, 50 the Boiler House, Shad Thames, London SE1 (Monday to Sunday till 00:30)
- Dean Swift, 32 Lafone Street, London SE1 (Sunday to Thurs till 00:30 and Friday and Saturday till 01.30).

### **Deregulation of entertainment**

20. 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.
21. 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 Statement of Licensing Policy**

22. 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:
- Closing time for restaurants and cafes is: 00:00 on Sunday to Thursday and 01:00 on Friday and Saturday
  - Closing time for public houses, wine bars or other drinking establishments is 23:00 on Sunday to Thursday and 00:00 on Friday and Saturday
  - Closing time for hotel bars and guest houses : No restrictions for residents
  - Closing time for night clubs (with sui generis planning classification) is 01:00 on Monday to Thursday, 03:00 on Friday and Saturday 03:00 and 00:00 on Sunday
  - Closing time for off-licences and alcohol sales in grocers and supermarkets is 00:00 hours daily
  - Closing time for take-away establishment is 00:00 on Sunday to Thursday and 01:00 on Friday and Saturday
  - Closing time for cinemas and theatres is 02:00 daily

- Closing time for vessels is 23:00 daily
  - Closing time for qualifying members club is 02:00 daily.
23. 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.
24. 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**

25. 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**

26. 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**

27. 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**

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

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

30. 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.
31. 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.
32. 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 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**

33. 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.
34. The four licensing objectives are:
- The prevention of crime and disorder
  - Public safety
  - The prevention of nuisance
  - The protection of children from harm.
35. 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.
36. 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.
37. 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**

38. 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**

39. 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.
40. 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**

41. 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.
42. 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.
43. 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.
44. 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.
45. 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.

46. 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.
47. 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.
48. 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

49. 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

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

### BACKGROUND DOCUMENTS

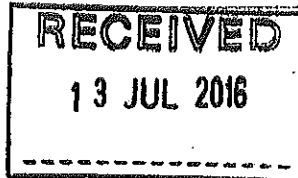
Background Papers	Held At	Contact
Licensing Act 2003 Home Office Guidance to the Act Secondary Regulations Southwark statement of licensing policy Case file	Southwark Licensing, C/O Community Safety & Enforcement, 160 Tooley Street, London, SE1 2QH	Mrs Kirty Read Tel: 020 7525 5748

### APPENDICES

Name	Title
Appendix A	Application for a new premises licence
Appendix B	Representation from responsible authorities
Appendix C	Representation from other persons
Appendix D	Conciliation statement
Appendix E	Responses to conciliation statement
Appendix F	Map of the local area

## AUDIT TRAIL

<b>Lead Officer</b>	Deborah Collins, Strategic Director of Environment and Leisure	
<b>Report Author</b>	Dorcas Mills, Principal Licensing Officer	
<b>Version</b>	Final	
<b>Dated</b>	19 August 2016	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law & Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	No	No
Date final report sent to Constitutional Team		22 August 2016



  
 Council

*Community Safety EHTS, Health Safety & Licensing Team, Southwark Council, 3rd Floor  
 Hub 2, P O BOX 65429, London, SE1P 5LX*

**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 Chapeau Tower Bridge Limited**

*(Insert name(s) of applicant)*

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

**Part 1 – Premises Details**

Postal address of premises or, if none, ordnance survey map reference or description			
The Watch House, 31 Shad Thames			
Post town:	London	Postcode:	SE1 2YR
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£ 8,700	

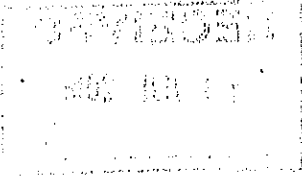
**Part 2 - Applicant Details**

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

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

Please tick yes

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a statutory function or
- a function discharged by virtue of Her Majesty's prerogative

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

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

**SECOND INDIVIDUAL APPLICANT (if applicable)**

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

**(B) OTHER APPLICANTS**

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

Name	Chapeau Tower Bridge Limited
Address	25 Leith Mansions Grantully Road, London, United Kingdom, W9 1LQ
Registered number (where applicable)	09984533
Description of applicant (for example, partnership, company, unincorporated association etc.)	Private Limited Company
Telephone number (if any)	
E-mail address (optional)	rmh@watchhousecoffee.com

## Other Applicants

## Personal Details - First Entry

Name	Roland Horne <i>J/D</i>
------	-------------------------

## Address - First Entry

Street number or building name	31
Street Description	Shad Thames <i>J/D</i>
Town	London
County	United Kingdom
Post code	SE1 2YR
Registered number (where applicable)	
Description of applicant (for example, partnership, company, unincorporated association etc)	Limited Company

## Contact Details - First Entry

Telephone number	<del>(020) 74070000</del>
Email address	

## Operating Schedule

When do you want the premises licence to start?

	21/08/2016
--	------------

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

--	--

General description of premises ( see guidance note 1 )

	speciality coffee house and cocktail restaurant
--	---

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

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

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

Operating Schedule part 2

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

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

Provision of regulated entertainment

	f) recorded music

Provision of late night refreshment

--	--

Supply of alcohol

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

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 from speakers inside the restaurant.
--	---

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

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	23:00
Sat	08:00	23:00
Sun	08:00	23:00

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

--	--

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 )

--	--

## 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	12:00	22:30
Tues	12:00	22:30
Wed	12:00	22:30
Thur	12:00	22:30
Fri	12:00	22:30
Sat	12:00	22:30
Sun	10:30	22:30

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

--	--

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 )

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

--	--

Please upload the consent form completed by the proposed premises supervisor

	DPS-Consent-Form-2011.pdf
--	---------------------------

Premises Supervisor

Full name of proposed designated premises supervisor

First names	Roland
Surname	Horne

Address of proposed designated premises supervisor

Street number or Building name	31
Street Description	Shad Thames
Town	London
County	
Post code	SE1 2YR

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

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

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 )

	No activities that may give rise to concern in respect of children.
--	---

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	23:00
Tues	07:00	23:00
Wed	07:00	23:00

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

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

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 )

	Staff will be well trained with the provision of alcohol and will know the law and rules surrounding the provision of alcohol.
--	--

b) the prevention of crime and disorder

	<p>alarms and CCTV will be installed on the premises. There will be external lighting on the premises for crime deterrence.</p> <p>Staff will be trained to remain vigilant during whilst on duty of any criminal activity.</p> <p>Staff will be briefed and debriefed to improve to improve working practices.</p> <p>Policies will be adopted to prevent overcapacity in order to prevent agitation amongst customers.</p> <p>There will be a zero tolerance policy of drugs and weapons and any staff member that is aware of customers in possession of these will call the police to report the incident.</p> <p>A lost and found policy will be used for anything customers have left behind.</p> <p>Alcohol will be carefully positioned to prevent shop thieves from stealing alcohol as far as possible.</p> <p>Staff will be trained in the effect of alcohol and will be able to spot the potential in aggression of customers so that they can deal with the situation accordingly.</p>
--	---

c) public safety

	<p>There will be a full risk assesment to identify any potential threats to customer and staff safety and precautions can then be put in place.</p> <p>First aid boxes will be available on the premises to deal with any accidents that may occur and at least one staff member will have a qualification in first aid.</p> <p>Temperature and humidity levels will be closely monitored to improve customer and staff welfare.</p> <p>There will be regular glass collection by staff and any spillage or broken glass will be dealt with immedately in the interest of safety.</p> <p>Bottle bins will be secure and kept away from public areas at all times.</p> <p>A fire detection system will be in place and staff will be trained in what to do in the event of a fire and the fire escape. The fire escape route will be left clear. Equipment used to detect fires will be well maintained.</p> <p>There will be a zero tolerance drug policy and staff will be aware of this and a smoke</p>
--	---

	free legislation. Staff will also discourage drivers from drink driving. Lighting will increase towards the end of an evening to increase customers awareness towards the end of the evening.
--	--

d) the prevention of public nuisance

	A noise management policy will be in place and staff will be aware of the noise limits to prevent public nuisance. A contact phone number will be made available to local residents to call if there is noise disturbance. There will be policies in place to reduce queue lines so that persons will not be outside for a prolonged period of time. Staff will be trained to prevent a mass exit but rather a controlled exit. Deliveries will take place between 8am and 6pm to prevent disturbance of local residents. External lighting will be shut off after the premises is closed to the public.
--	---

e) the protection of children from harm

	There will be a documented policy in place to prevent children from harm which all staff will know. There will be a strict no ID no service scheme to prevent the underage sale of alcohol and photo ID's to be shown to customers who look under 25. Only photographic driving licences and passports or PASS cards will be accepted as a means of identification.
--	--

Please upload a plan of the premises

	<a href="#">TWH-TB-M-E-Above.pdf</a>
--	--------------------------------------

Please upload any additional information i.e. risk assessments

--	--

Checklist

	I have enclosed the plan of the premises. I understand that I must now advertise my application. I understand that if I do not comply with the above requirements my application will be rejected.
--	--

Declaration

I agree to the above statement

	I agree
PaymentDescription	
AuthCode	
LicenceReference	
PaymentContactEmail	



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

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.





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/ 2843/16

**Date:** 27th July 2016

Dear Sir/Madam

**Re:- The watch House, Cardamom Building, Unit 17, 31 Shad Thames, London, SE1 2YR**

Police are in possession of an application from the above for a new premise licence. No description was given in the operating schedule of the business module but research has shown it as a café and restaurant. The hours applied for fall within the current council policy. 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 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.

The Following is submitted for your consideration.

Yours Sincerely

**PC Graham White 288MD**  
 Southwark Police Licensing Unit  
 Tel: 0207 232 6756

# MEMO: Environmental Protection Team

---

**To** Regen.licensing;                      **Date** 10 August 2016

**Copies** Dorcas Mills

**From** Ken Andrews                      **Telephone** 020 7525 54258                      **Fax** 020 7525 5728

**Email** Ken.andrews@southwark.gov.uk

---

**Subject** **The Watch House -31 Shad Thames SE1 APP 836707 (EPRA)  
representation**

EPRA have considered a new premises licence application for the above address, and would like to make representation under the prevention of public nuisance licensing objectives.

The Watch House is in close proximity to residential properties. The application is for the sale of alcohol 12.00-10.30 Monday to Saturday and Sunday starting at 10.30. Recorded music and opening Monday to Friday 07.00-23.00 and 08.00-23.00 Saturday and Sunday.

EPRA consider that the proposal to have recorded music as opposed to background music would require the applicant to submit details as to how they will prevent noise escape and avoid causing a statutory nuisance to nearby residents.

The applicant referred to a noise management policy, but details of that policy were not submitted as part of the application.

Taking the above into consideration EPRA would ask the applicant to demonstrate how noise escape will be prevented.

**Ken Andrews - Principal Environmental Health Officer**

**From:** Al-Samerai, Anood  
**Sent:** Tuesday, August 09, 2016 7:12 PM  
**To:** Regen, Licensing; Regen, Licensing  
**Cc:** Mann, Eliza; Hamish McCallum  
**Subject:** Representation from Riverside Ward Councillors Licence Number 854652

**Premises Licence Application – The Watch House, Cardamom Building, Unit 17 31 Shad Thames, London, SE1 2YR**

We write as elected representatives of Riverside Ward, on behalf of the residents of Shad Thames. Shad Thames is an extremely densely populated area with well known and long running problems of noise nuisance. These issues are directly related to bars and restaurants in the area and specifically to customers leaving premises after consuming alcohol and from deliveries and servicing, especially of bottles.

We welcome The Watch House running a coffee shop in the area, but have serious concerns about an alcohol licence which runs until 10.30pm and music until 11pm. This will directly impact public nuisance and we have numerous examples of venues with these sorts of licences which already cause a nuisance and take considerable council resource in managing noise and disturbance as a result. We appreciate that the Watch House may have every intention not to create public nuisance. However, knowing the area as well as we do, it is inevitable that another alcohol licence will add to noise nuisance in an extremely residential area. Even if people leave incredibly quietly (far less likely after a couple of glasses of wine), noise travels upwards. Furthermore, visitors regularly remain in the area for a considerable time after the venue they have been visiting closes as it is pleasant to wander around and not to realise how many people are trying to sleep above you. Alcohol until 10.30pm will mean additional public nuisance for a couple of hours afterwards. Similarly music until 11pm will mean the noise from that travels upwards. It will also add to the feeling customers have that the area is not residential when it is one of the most densely populated parts of the borough.

Ward councillors are willing to meet with the applicant to explain that Shad Thames is an area which was built to enable noise to travel (helpful when it was docks, but not now it is residential) and that residents are already battling with existing licences and public nuisance in the area. Residents are reasonable and happy to accept a coffee shop. We are keen to support a new business, but in a way which balances the inevitable and very real problems of public nuisance. We do hope that these representations will be fully considered and would be keen to attend any sub-committee meeting.

Best wishes,  
 Anood, Eliza and Hamish

**Councillors Anood Al-Samerai, Eliza Mann and Hamish McCallum  
 Liberal Democrat Cllrs for Riverside Ward**

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

From: [REDACTED]

Sent: Wednesday, August 10, 2016 6:08 PM

To: Regen, Licensing

Subject: Licence Number 854562 31G Shad Thames

> Dear Sirs

>

> Shad Thames does not need another bar/restaurant resulting in noise from the premises, more people on the street at closing time, and late night bottle disposal. This is a high density residential area and noise is amplified by the street and building profile. I urge you to refuse this application.

>

> Yours faithfully

>

[REDACTED]

> London

> SE1 2YR

2

**From:** [REDACTED]  
**Sent:** Wednesday, August 10, 2016 7:30 PM  
**To:** Regen, Licensing  
**Subject:** Objection to licensing application by The Watch House 31, Shad Thames

Dear Ms Mills

I understand that the owners of the above business have applied for a licence to sell alcohol and also to have extended opening hours.

I wish to make an objection to this.

I live at [REDACTED] the 2 bedrooms in my apartment overlook the street and we are frequently already disturbed at night by late night revellers leaving one of the already plentiful number of bars and restaurants in the vicinity. The buildings are high and close together in Shad Thames and the volume of sound is amplified enormously because of this.

There are 7 floors in Spice Quay Heights and on each floor I believe around 10 flats have bedrooms overlooking Shad Thames.

This means a huge number of people are going to be disturbed in my building alone.

I am concerned that the clientele of the Watch Tower may spill out onto the pavement to smoke, causing both noise nuisance and more litter in the neighbourhood. There will be noise when they leave.

Please inform me when this objection will be discussed

[REDACTED]  
London  
SE1 2YE

10 August 2016

Objection to Application for licence number: 854652 on grounds of:

Prevention of Nuisance  
Protection of Children from harm  
Public Safety  
Prevention of Crime and disorder

We live across the street from the proposed bar, The Watch House. Our [REDACTED] old son's bedroom is directly opposite the bar. IT is a noisy street but having a bar with alcohol and music until 23.00 each evening will mean our son and we cannot sleep. We completely object to this. Drunks pouring out onto the street are a big risk. Also how much extra security will be implemented?

This is a residential street and many families live in Butlers Wharf and all bedrooms back on to Shad Thames opposite this proposed bar.

Please do not allow this.



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

From: [REDACTED]  
Sent: Thursday, August 11, 2016 2:50 AM  
To: Regen, Licensing  
Subject: License Number 854652

Dear Sir/Madam,

I am writing with regards to the application for license number 854652, The Watch House, in Unit 17 Cardamom Building 31 Shad Thames.

The application and use of the property was brought to my attention late this evening, and in the first place I am extremely concerned that Southwark council did not contact me, as a very local resident, for comments on the application. For context, I live opposite the proposed location, [REDACTED]

Secondly, I am very concerned about the proposed license. There are already a number of late night bars in the vicinity, and already a considerable public nuisance with drunk customers making noise and a nuisance after closing hours and beyond. In addition, the logistics of Shad Thames, being between two tallish buildings amplifies conversation and noise considerably, and I would imagine it almost unavoidable that a bar at that location would lead to unbearable levels of disruption late into the night for all local residents on Shad Thames. Already there are almost daily incredibly reverberations of bags of bottles being dispensed into rubbish bins by the local restaurants.

I would like to oppose the granting of this license in the strongest possible terms.

If you would be so kind as to reply with some guidelines as to the legal responsibility of Southwark Council to inform local residents of proposed licenses such as these, I would be very grateful.

Kind regards,

[REDACTED]  
5

71  
6

✓

RECEIVED  
10 AUG 2016

London  
SE1 2YE

9<sup>th</sup> August 2016

Dear Sir / Madam

**Ref: Licensing Proposal 854652 for 31 Shad Thames (proposed site for The Watch House)**

Butlers Wharf. This is a second floor flat with the backing on to Shad Thames and which is diagonally opposite the proposed site for the Watch House.

I wish to object most strongly to the proposals to sell alcohol on the premises and the extended opening hours on the grounds of prevention of nuisance. My principal concern is from the noise impact associated with the licence. In particular from patrons and/or staff congregating outside the location to smoke or such people failing to disperse from the area post the official closing time of the establishment (which means that any noise impact will extend well past the designated closing time). Any noise issue is likely to be increased by the consumption of alcohol on the premises.

The issue of noise and nuisance is particularly acute for this location because of the nature of Shad Thames which is a narrow street surrounded by high and very solidly built "wharf style buildings". This means that any noise tends to reverberate along the street greatly increasing the environmental impact. As a consequence the combination of a licence to sell alcohol and late opening hours is likely to have a very negative impact on my (and residents in general) ability to sleep.

In support of my objection I would highlight the similar impact from noise associated with the late opening of the Valentina restaurant, whose premises are directly opposite the bedrooms of my flat. At times it can be very noisy late at night caused by patrons/staff congregating outside the front door. This noise often continues well after the official closing time for the premises.

In addition and more generally I am concerned about the precedent for more establishments selling alcohol and obtaining late licences in what is primarily a residential area and one that is already very well served by licensed establishments in the vicinity.

Yours faithfully,

[Redacted signature block]

From: [REDACTED]  
Sent: Wednesday, August 10, 2016 2:25 PM  
To: Regen, Licensing  
[REDACTED]  
Subject: Objection to Licensing Application - Licence Number 854652

To Whom It May Concern:

I wish to object to an application for Licence Number 854652 for Unit 17 Cardamon Building 31 Shad Thames SE1 2YR.

I am a long-term resident in the apartment building Caraway Apartments which forms part of a private residential courtyard of Cayenne Court of which the Cardamon Building is the building directly opposite to my apartment building. The courtyard has approximately 300 residential apartments all of which face onto the Cardamon Building, and my apartment faces directly towards the premises in question.

I object to the grant of a licence to serve alcohol and play recorded music for these new premises on the basis of the following:

1. The prevention of crime and disorder;
2. Public safety; and
3. The prevention of nuisance

#### The Prevention of Crime and Disorder

It is a residential area that the premises are located in and a licence to sell alcohol and play music until late in the evenings is likely to see late night visitors leaving the premises and loitering in the courtyard area. The courtyard area is surrounded by apartment buildings on all sides and consequently noise echoes very easily and the presence of even small groups of people (especially if they are intoxicated) is likely to see an increase in local crime and disorder. In addition, the private nature of the courtyard may lend itself to acts of crime and disorder as any perpetrators are not as clearly visible as out on a public street. Further, the courtyard is currently not a busy area nor act as a busy thoroughfare for people to walk through hence opportunistic crime is likely to substantially increase on the present extremely low levels that we see in this area.

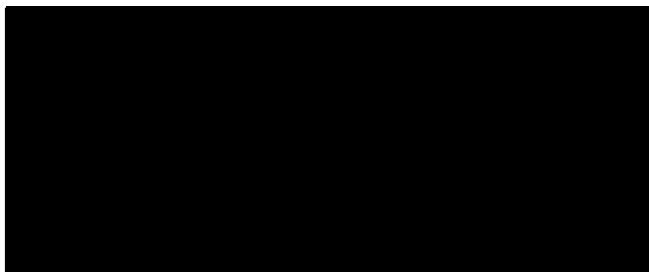
#### Public Safety

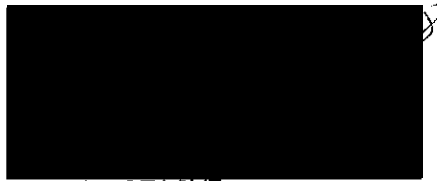
One of the draw cards of living in this area is good public safety and as a woman who is often walking home alone in the evening to my apartment, I have enjoyed the absence of venues which draw crowds of drunken people. Public safety will naturally be compromised if a late night wine bar is allowed to operate in a residential area, and residents like me will suffer from the increased threat to personal security caused by intoxicated people arriving and departing throughout the evening from the premises.

### The Prevention of Nuisance

This is a key objection. If the licence is granted, there will be a significant increase to nuisance in the local area caused by an increased amount of people visiting the premises, the late night opening hours of the premises, and the cleaning up and disposal of bottles and waste from the premises (which typically takes place very late in the evening and early in the morning). As previously mentioned, the premises are in a building that houses a large number of residential apartments and this building forms part of a courtyard in which another 300 odd apartments are located. It is currently a very quiet area hence allowing a premise a licence to open until almost midnight and serve alcohol and play music is inevitably going to result in an increase in noise and other nuisance for the hundreds of residents that live in very close proximity to the building.

With kind regards,





London SE1 2YE

Ms Mills  
Southwark Council  
Licensing Applications  
PO Box 64529  
London SE1P 5LX  
By email: [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

10<sup>th</sup> August, 2016

Dear Ms Mills

**Objection to Licensing Application 854652  
The WatchHouse, Unit 17, 31 Shad Thames**

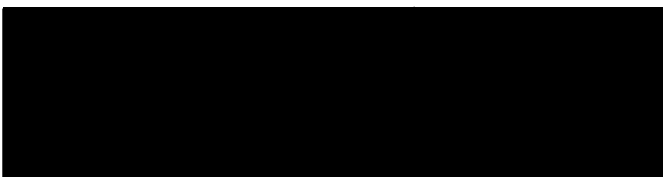
I note that application has been made for the above premises. I am an owner and permanent resident of Shad Thames at the above address.

I object to the application of the grounds of **prevention of nuisance**. Shad Thames is a narrow, cobbled street with relatively tall buildings on either side, which has the effect of echoing any noise at street level. The combined effects of a music license and a license to serve alcohol at the above premises means that it is pretty much a sure thing that patrons leaving the business at the late closing hours proposed in the license will create significant noise nuisance.

Please be aware that, like very many of the apartments on Shad Thames, my bedrooms are on the Shad Thames side of Butlers Wharf, so even with windows closed the nuisance late at night causes real disturbance.

While it strikes me that noise will absolutely be an issue, it is worth noting that there is also the increased possibility of other forms of nuisance in the form of anti-social behaviour and messes in the street. Not wanting to be too graphic, it is not uncommon to see people relieving themselves or being sick in the street after a late night out, and while I don't know what sort of business the WatchHouse is or will be, I am mindful that in addition to the noise, this may become an issue which as a resident I am very keen not to have to experience.

Yours faithfully



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

From: [REDACTED]

Sent: Tuesday, August 09, 2016 8:36 PM

To: Regen, Licensing

Subject: The Watch House, Cardamon Building, 31 Shad Thames  
application for licence to sell alcohol

We own [REDACTED] adjacent to Cardamon Building, and would like to object to the above proposed licence. We are already aware of late night noise created by bar/restaurants clearing up nearby. Another licence to sell alcohol so close to residential buildings will only add to the noise and will be a public nuisance with people leaving late at night, as well as there being increased noise from late night clearing up. There are a large number of bars already in the area and we see no need for a further bar. There is a great concern that there will be drunken disorder since the application also asks for extended opening hours.

[REDACTED]  
9

**From:** [REDACTED]  
**Sent:** Wednesday, August 10, 2016 11:37 AM  
**To:** Regen, Licensing  
**Subject:** Objection to liquor licence and extended hour application - The Watch Tower - 854652

For the attention of Ms Mills

Dear Madam

Licence Application number 854652 - by The Watch House - Unit 17 Cardamon Building 31 Shad Thames SE1 2YR

I am writing to object to a) the application for a liquor licence, b) the application for extended opening hours, and C) the playing of live music re licence application number 854652.

I live in the Butlers Wharf building on Shad Thames and the entrance to my block, [REDACTED] is almost opposite the premises I refer to.

My objections are as follows-

A) the premises are extremely small and in my view cannot possibly house a business selling alcohol safely; people will spill into the street given the size of the premises causing noise, nuisance and disturbance to residents;

B) unlike the major restaurants on Shad Thames which have large well controlled premises with sufficient toilet areas and facilities, this business does not have sufficient facilities; people will urinate and smoke in the entrance to Butlers Wharf; there is no way the applicant business will be able to police this causing yet further disturbance to local residents who live here, and nuisance;

C) extended trading hours will cause disruption and disorder to local residents; this is not an area like Covent Garden, it is more residential and the rights of residents need to be given priority;

D) the playing of live music will cause noise and disturbance; these premises are located below flats, there are flats opposite, local residents need to sleep; the right to uninterrupted sleep is a basic human right; there is no possibility that noise can be contained.

I respectfully request that you reject the application which I have copy pasted below.

Thank you.

Yours faithfully

[REDACTED]  
SE1 2YE

**From:** [REDACTED]  
**Sent:** Wednesday, August 10, 2016 11:33 AM  
**To:** Regen, Licensing  
**Subject:** Objection to licensing application for The Watch House 31 Shad Thames (system key 854652)

As a local resident living in [REDACTED] wish to object to the licence application to serve alcohol, play music and extend opening hours for the Watch House on the grounds of prevention of nuisance, in particular noise and customers being potentially drunk and disorderly in the quad and waking up residents/children and potentially leading to disorder if residents try and intervene. The music could also create nuisance for adjoining properties and keep residents awake. There are also already a significant number of restaurants and bars in the area.

My address is [REDACTED] Thank you for your help.

Regards, Simon.

[REDACTED]



From: [REDACTED]

Date: Wednesday, 10 August 2016 at 09:01

To: <licensing@sothwark.gov.uk>

Subject: The Watch House Application 854652

Dear Sir

The Watch House, Cardamon Building, Shad Thames- Application 854652

We wish to object in the strongest terms to the Licensing Application for the above premises. We live immediately opposite the premises in Butlers Wharf and the windows to our two bedrooms look over the property. We believe we would be seriously disadvantaged by the increase in late activity from licensed property in this location.

There is already much noise and inconvenience from those leaving licensed premises on the river front. To have premises actually on Shad Thames would be an unnecessary and unpleasant interruption to our peace and quiet in what is a residential street.

Yours faithfully,

[REDACTED]

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

From: [REDACTED]

Sent: Wednesday, August 10, 2016 8:53 AM

To: Regen, Licensing

Subject: Licence Number 854652, Unit 17, Cardamom Building, 31 Shad Thames, SE1 2YR

Dear Ms Mills

As the owner of [REDACTED] SE1 2 PJ, I am writing with respect to the

above Licence application.

I wish to object on the following grounds:

-that this would be an added nuisance to the residents of Cardamom and adjacent properties

-that this would likely generate more noise based on people spilling out on to the street

-that additional noise would be generated from clearing up late at night.

There seems no need for yet another bar in the area.

Thank you for your consideration of this objection.

Regards

[REDACTED]

Sent from my iPad

13

From: [REDACTED]  
Sent: Wednesday, August 10, 2016 9:31 AM  
To: Regen, Licensing  
Subject: Objection re: Licence number #854652, [Date of letter, 10th August, 2016]

Dear Southwark Licensing Team,

I am writing to object to the proposals regarding license number 854652.

I am a resident of [REDACTED] the building which also houses the business in question. My flat is on the Shad Thames side of the building and overlooks the street. My objection is around the prevention of nuisance, specifically noise.

Shad Thames is already plagued by the noise from existing bars and restaurants both from customers leaving the establishments late at night, and from the late night and early morning emptying of bottle bins:

Customers leaving the premises:

Shad Thames is the main thoroughfare for people leaving bars such as All Bar One, Browns, Chop House etc, and walking home. Shad Thames, in its inherent design, acts as an echo chamber. All noise carries and is amplified, particularly at night. It is a regular occurrence on a Friday and Saturday night for residents to hear / be woken by singing, laughing, shouting or arguing. There are already more than sufficient premises for visitors and we simply do not need another one, adding to the noise level and worsening public nuisance.

Emptying of bottle bins:

The public nuisance outlined above is further worsened by the propensity of bar and restaurant owners to empty their bottle bins late at night and early in the morning. Since moving there in 2010, I have been woken on an almost weekly basis on Friday evening, Saturday or Sunday mornings by the cacophony. Bins are emptied as late as midnight and as early as 7am. In the summer, the noise levels mean it is not possible to have the windows of my own bedroom open. The Council may counter that businesses have been advised to only empty their bins within specified hours, but this is simply not being adhered to - and even if it were, this does nothing to counter the noise levels from patrons.

To conclude:

The current noise levels are already unacceptable. They negatively affect my sleep and mental wellbeing. There are already more than enough bars and restaurants and it is not

in the interests of residents or the general public to add more.

Increasing the noise levels by opening another evening venue even closer to my home is simply unacceptable.

--



**From:** [REDACTED]  
**Sent:** Tuesday, August 09, 2016 6:57 PM  
**To:** Regen, Licensing  
**Cc:** [REDACTED]  
**Subject:** Objection to License - 854652 - The Watch House

Dear Ms Mills,

We are writing with regards to the license for The Watch House, 854652, at 31 Shad Thames. We live at [REDACTED] are thus objecting as neighbours.

Our concerns are as follows;

1. Prevention of Disorder - Already at night we have multiple occasions where people are loud and disruptive when walking through the area or coming out of the restaurants. Often they are drunk and are disruptive to us as we walk down the road, this is particularly difficult when I (Antonia) am walking on my own as a woman at night and come across a large group of inebriated men.
2. Prevention of Nuisance - Even when we are in the flat we have a problem with a lot of noise. At the moment this is generally manageable as those chanting, singing and arguing, walk through the road rather than staying in one spot. With a license being granted to The Watch House, this noise is likely to significantly increase and people will remain in one spot causing an ongoing nuisance. This will be made even worse by the agreement that they can play music until 11pm. Our bedroom faces directly onto Shad Thames and it will cause us an issue throughout the year but particularly in summer, when we have the windows open as the building becomes quite hot.
3. Public Safety - There is a large and growing issue of rubbish on Shad Thames and whilst the cleaners do an excellent job, they obviously cannot be there 24/7. We own a dog and we are frequently having to navigate our way through smashed bottles, trying to avoid her paws being sliced from broken glass. A bar will only increase these issues and the likelihood that she walks away with a serious and painful injury.

With all of this in mind, we would be very grateful if you would consider significantly reducing the time that this location can be open at night and also removing its right to play music.

With kind regards,

[REDACTED]  
15

**From:** [REDACTED]  
**Sent:** Tuesday, August 09, 2016 9:02 PM  
**To:** Regen, Licensing  
**Subject:** Objection to 854652

- Sandy Jones
- [REDACTED]
- 09/08/2016
- The application that I am opposed to is
- 

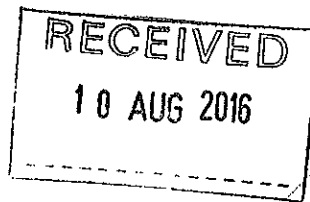
<b>Licence number:</b>	854652
<b>Trading name and address:</b>	The Watch House Unit 17 Cardamom Building 31 Shad Thames SE1 2YR
<b>Ward:</b>	Riverside

- The reasons why you are opposed to the application
- I am opposed to this application as I object to another licensed venue with music as this is a residential area also and there are enough restaurants/cafe's here already and we are woken up by late revellers and bin men all hours of the night/early morning.

Kind regards

[REDACTED]  
Sent from my iPad

Southwark Licensing Team  
Southwark Council  
Hub 2, 3<sup>rd</sup> Floor  
PO Box 64529  
London  
SE1P 5LX



  
London SE1 2YL

8<sup>th</sup> August, 2016

Dear Sir/Madam

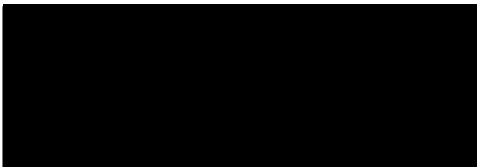
Applicant: Chapeau Tower Bridge Limited  
Licence 854652

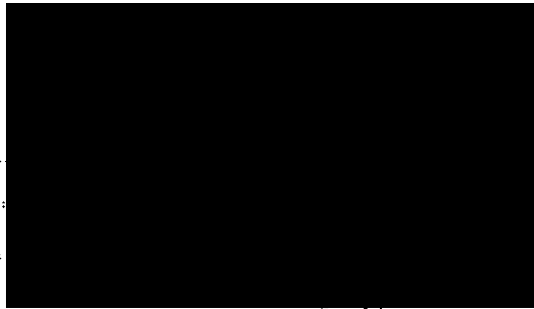
Further to the above licensing application by The Watch House concerning Unit 17 Cardamom Building 31 Shad Thames, SE1 2YR, I am writing to object.

As a local resident I am concerned that this application will lead to further public nuisance and disorder in Shad Thames, together with noise (especially late at night) as people will inevitably spill into the street. There are currently a number bars and restaurants in the area and residents already have to put up with, for example, rowdiness from people outside AllBarOne.

The licensing application for Unit 17 Cardamom Building includes the sale of alcohol, playing of recorded music and late opening in a part of Shad Thames that is very residential. It will just create additional noise pollution and create a nuisance for local residents. There are already plenty of bars in the area and this application should be refused.

Yours faithfully,





10 August 2016

Re: objection to licence No: 854652

objecting to the above licence application on the grounds of public nuisance and its prevention for the following reasons;

1. Shad Thames is densely populated and already has lots of examples of current bars & restaurants causing noise with disposal of glass, staff leaving premises at 11-12pm. The application will just add to what is already a situation at max level.
2. The public are very loud when leaving drinking premises especially weekends, Tuesday, Fridays, and the premise is located on the street flanked by buildings



on both sides which means noise is hugely amplified. It is very dangerous to set a precedent for a bar to be on the street like this, when other bars are dockside only, and yet people from those bars still walk down Shad Thames drunk.

Please reject this application - There is evidence of all these points in the Council, with our MPs and with residents and I'd be happy to collate + provide what I know off. Some of the restaurants like Port de la Tour are a ongoing issue, and this bar which will be located opposite, will just add to it.

We must preserve the conservation area and safeguard residents rights too - Please don't allow this wider area to become a noisy, drinking alley.

From: [REDACTED]  
Sent: Tuesday, August 09, 2016 5:46 PM  
To: Regen, Licensing  
Subject: Objection to Licensing Application by The Watch Tower - 854652

Dear Sir/Madam

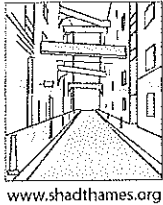
I am writing to you to formally object to the Licensing Application that has been made by The Watch Tower for the premises at Cardamom Building, 31 Shad Thames.

I am a resident of [REDACTED] which is directly adjacent to the Cardamom Building and I am objecting on the basis of:  
the prevention of nuisance

We already have many bars in the small area of Shad Thames which results in a lot of very late night/early morning noise. Now to have a licensing premises directly under a residential block and within the Cayenne Court residential courtyard is totally unsuitable and will no doubt create even more disturbance with people overflowing into the courtyard and the noise ricocheting around the square.

Yours faithfully

[REDACTED]



www.shadthames.org

## Shad Thames Residents' Association

*"Giving residents a voice"*

9 August 2016

The Licensing Unit  
Southwark Council  
Tooley Street  
London SE1

Dear Sirs,

**Licensing Application 854652**  
**The Watch House, Unit 17, Cardamom Building, 31 Shad Thames, London SE1 2YR**

The Shad Thames Residents' Association, on behalf of local residents, wishes to object to The Watch House's licensing application to sell alcohol from 1200 to 2230 Monday-Saturday, and from 1030 on Sunday, and during opening hours, to play recorded music from 0700 to 2300 Monday-Friday, and from 0800 to 2300 Saturday- Sunday.

Our objection to playing of recorded music during opening hours, and the sale of alcohol, is on the grounds of prevention of public nuisance. Dispersal noise from persons leaving licensed premises disturbs residents' sleep, as well as the peaceful enjoyment of their homes. We sincerely hope we have the right to the respect of our homes and private lives as stated in the Human Rights Act 1998.

The Watch House is at the very centre of a predominantly residential area in Shad Thames, and residents living immediately adjacent to the premises will suffer not only from dispersal noise, but also from noise emanating from the premises during opening hours. More people are likely to be attracted to The Watch House due to the playing of music and sale of alcohol, so there will be additional noise from the premises and dispersal noise will clearly escalate. And, we know from experience that it is not possible to control late night dispersal noise, as licensees have no control over patrons once they have left the premises. Dispersal noise will be in addition to customers standing outside the premises on Shad Thames talking, laughing, and smoking. The Licensing Committee knows that even normal voices become very loud as they bounce off the heavily built area of Shad Thames.

We presume the applicant is aware of the Guidance to the Licensing Act, which states that the four objectives should be paramount considerations at all times. As mentioned, we would highlight the third objective - the prevention of public nuisance - which states that licensed premises can cause a range of nuisances, impacting on people living, working or sleeping in the vicinity of the premises, and one of the principle concerns relates to noise nuisance.

The Licensing Committee is aware that the Shad Thames area was not designated as an area eligible for a Saturation Policy - and, that we do our utmost to monitor and comment on applications such as this one. Even if it is not within the remit of the Licensing Committee to take a decision on opening hours, we hope very much they will pass our suggestion to the appropriate body. We suggest that the premises should be closed by 2100 Monday to Sunday - a similar premises, Café Paradiso, has an alcohol licence and closes by 2000. Additionally, doors and windows of the premises should be closed shut during opening hours, which would help to contain the noise from playing of recorded music - this condition has already been imposed on another licensed premise in the immediate area. These would be very humane decisions, which would positively impact on the lives of hundreds of residents living in close proximity to The Watch House, Cardamom Building.

This application was discussed by the Shad Thames Residents' Association core group, when it was decided to submit an objection from the Association.

Yours faithfully,

Jilly Frisch, Secretary, STRA  
C/o 4 The Cooperage, London SE1 2NG  
020 7357 8178

From: [REDACTED]  
Sent: Tuesday, August 09, 2016 4:09 PM  
To: Regen, Licensing  
Subject: Applications for Premises Licences, Licence Number: 854652  
Unit 17, 31 Shad Thames

Dear Sir/Madam,

Apologies for the email, I have only just found out about this application.

[REDACTED] 31 Shad Thames and this letter was written today.

I am opposed to this application because I want to be able to sleep at night!

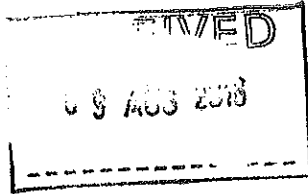
It is bad enough having anti-social behaviour from revellers walking down Shad Thames in the early hours of the morning (the complaints to the Council are numerous) but the prospect of them being directly below our bedroom window is horrifying. The problem has been made worse by the change in legislation which bans smoking from premises. Now people have to congregate in small groups in the street - the noise is insufferable. Please do not add to the misery.

In summary, the grounds of my objection are;

- 1 Prevention of nuisance
- 2 Public safety
- 3 Crime and disorder

Thank you.

[REDACTED]  
21



22

8<sup>th</sup>. August, 2016

**Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 854652**

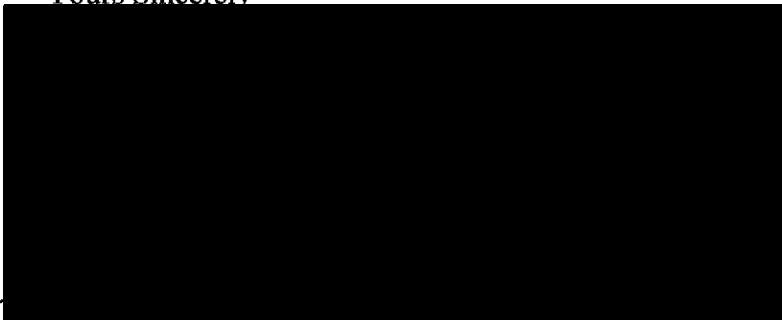
Dear Southwark Council,

I am a resident of [REDACTED] am registering my objection to the above application.

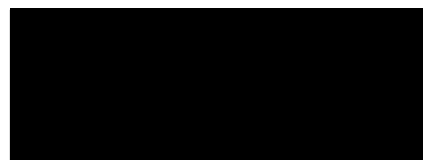
The area is already over served by bars and a further one, particularly one located on a narrow and busy walk way, will only increase noise at night in what is predominantly a residential area. It will also attract late night revellers with further implications for noise levels. I am concerned about the implications for public safety and the potential for anti social behaviour. The street is a popular destination for tourists as well as local residents and the appeal will be significantly diminished by an inappropriate bar, particularly as a music is anticipated being played.

The street is narrow and already very busy, even late at night, with through traffic (as mentioned local residents and tourists). Further attraction of people will generate significant overcrowding issues with consequent implications for public safety.

Yours Sincerely



23



SE1 2PP

Southwark Licensing Team  
Hub 2, 3rd Floor  
PO BOX 64529  
London  
SE1P 5LX



**8<sup>th</sup> August 2016**

Dear Ms Mills

**Re: 854652 THE WATCH HOUSE** Unit 17, Cardamom Building, 31 Shad Thames SE1 2YR

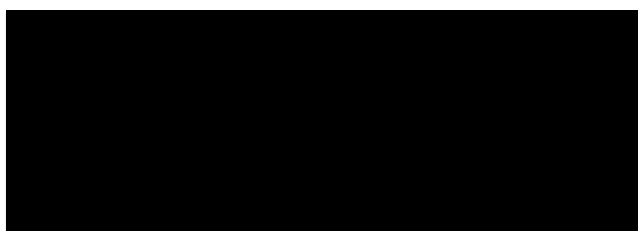
I am a local resident in Southwark, close to the 31 Shad Thames. I understand that the replacement operator to Tea Pod Café has applied to: (i) sell alcohol on the premises; and (ii) extend operating hours.

I'd like to make a formal objection on the basis of the noise, public nuisance, late clearing of waste (which will create noise); people spilling out into a residential area late at night and a concern about the proportion of bars coming into the area given the number that exist already.

I'd be grateful if you would consider my objection.

Kind regards

Yours faithfully



Letter of Objection to an alcohol licence for The Watch House , Unit 17, Cardamom Building 31 Shad Thames, SE1 2YR. Licence 854652. Riverside Ward.

9<sup>th</sup> August 2016



Dear Ms Mills

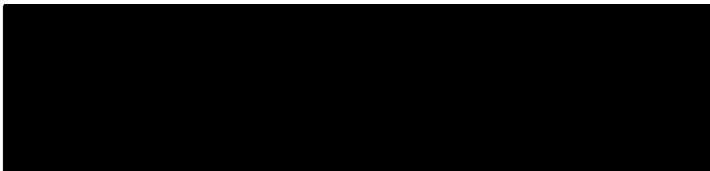
I would like to strongly object to the licence application for Chapeau Tower Bridge Ltd to open a licenced premises in Shad Thames on the following grounds:-

- Prevention of crime and disorder
- Public safety
- Prevention of nuisance
- Protection of children from harm

Shad Thames is a small street and there are already many licenced restaurants in the area. The additional noise and disruption from another late night business is a risk to residents in what is a residential area primarily. The residents, which include families with children, should not suffer from additional noise and disruption in a small area where noise is already a challenge. It is intimidating to walk past restaurants with smokers outside but this would be far worse if there were people drinking in the street.

Please consider the wellbeing of the residents and reject the application for a licence to serve alcohol in these premises.

Regards





SE12YR

Southwark Licensing Team

Hub 2 , 3<sup>rd</sup> Floor

PO Box 64529

London, SE1P5LX

5<sup>th</sup> August 2016

Dear Sir

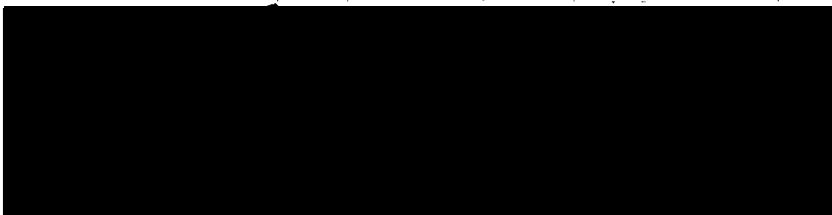
Application licence no. 854652, The Watch House, Unit 17 Cardamom Building

I wish to raise an objection to this application.

With the proposed opening hours from 7am (8 am at the weekend) to 11pm there will be significant additional noise impacting local residents. The proposed use replaces a quiet daytime tea room and given the way noise echoes in the street any late night closing will lead to disturbance, in what remains a densely populated area (there are 64 flats in the same building as the application address alone, with the majority having bedrooms facing the street). Emptying of recycling bins and noise from people leaving a licensed premises at night will create additional noise levels.

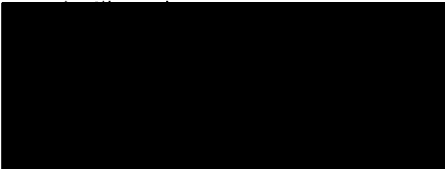
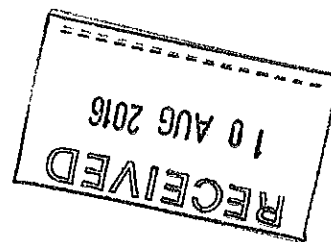
While pleased to see investment in the area it is disappointing to see another licensed premises, however if the council supports an application I would hope that opening hours could be curtailed to 9 pm to reduce the level of disruption to neighbours. This would still leave the enterprise 13 or 14 hours of trading, which surely is adequate.

Yours sincerely






22



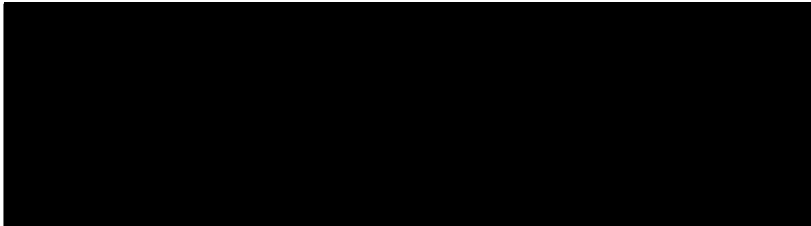
August 7, 2016

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

Dear Sir or Madam

I am the owner of  at 31 Shad Thames. I am writing to register my objection to the application for a license (number 854652) for alcohol and recorded music by Watch House Coffee at 31G Shad Thames (currently Tea House, Unit 17 Cardamom Building, SE1 2YR). I object on the grounds of increased nuisance in that I do not believe Shad Thames needs another bar/restaurant which will no doubt lead to more people spilling out onto Shad Thames at 11 pm onwards when the street carries noise acutely. Furthermore, disposal of bottles late at night after clear up will add to the disturbance. It is also worrying that the Council is supporting a significant proportion of bars in this neighbourhood, a largely residential area. This application should be rejected to maintain a reasonable quality of life for the residents.

Sincerely,



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

From: [REDACTED]  
Sent: Tuesday, August 09, 2016 1:52 AM  
To: Regen, Licensing  
Subject: Application 854652 - objection

Our names are [REDACTED]

We live in Flat 201, Cardamom Building, 31 Shad Thames, London SE1 2YR

We would like to object to the above application for an alcohol and opening licence to 10.30 pm for this cafe in Shad Thames.

We live in the building under which the proposed bar is situated. We do not want to have more late opening bars in the area as unfortunately the people drinking in them cannot be relied on to leave quietly at night. We live in a listed building and are not permitted double glazing. The noise of late night drinkers (and often singers) reverberates through Shad Thames. We do not want another bar to be added to the current issues.

There is the additional problem of bottle disposal which happens late at night and unfortunately there is often no responsible approach to this by building managers.

A further issue is that restaurants also allow their customers who smoke to smoke right outside ie underneath our windows. Customers are also allowed to take drinks outside on Shad Thames in warm weather despite our objections. This is very noisy and disruptive. It also needs to be borne in mind that the space of the cafe is a very small one and it seems inevitable that it will become very crowded and spill outside.

We have no objection to the Watch House opening a cafe and look forward to it as it's a good operation in Bermondsey St.

However a trendy late night bar is another thing entirely and we don't think it's an appropriate or fair addition in a very residential street (there are 64 residential apartments in the Cardamom Building alone).

Thank you for considering this objection.

From: [REDACTED]  
Sent: Monday, August 08, 2016 4:45 PM  
To: Regen, Licensing  
Subject: The Watch House - License Objection

To whom it may concern.

Application 854652  
The Watch House  
Unit 17 Cardamom Building  
31 Shad Thames SE1 2YR

I am a resident in [REDACTED] and I wish to object to the above application. The Cardamom Building is within the Tower Bridge Conservation Area and is adjoining Cayenne Court, which is overwhelmingly residential. The entire area is already served by many coffee shops, restaurants and bars, playing live or recorded music and selling alcohol late at night.

Consequently, residents in the vicinity already suffer from noise nuisance and antisocial behaviour at all hours of the day and night. Particularly drunken shouting, vomiting and urinating in doorways is the type of disorderly behaviour that has become a problem in recent years.

In view of the above, I would urge the Licensing Authority to refuse the application.

I am available for any follow on queries

Kind regards  
[REDACTED]

From: [REDACTED]  
Sent: Monday, August 08, 2016 4:50 PM  
To: Regen, Licensing  
Subject: APPLICATION FOR ALCOHOL LICENCE AT THE WATCH HOUSE UNIT 17  
CARDAMON BUILDING 31 SHAD THAMES REF 854652

Dear Sirs

On behalf of the directors of Spice Quay Management Limited I write to object to the above proposed licence.

The directors consider that granting of this licence will cause noise, nuisance and disturbance in an area already well supplied by bars and restaurants. Additionally there potential disruption in a relatively narrow lane from people coming out onto the street , latenight disturbance from closing down and early morning disturbance from deliveries and refuse removal.

Yours faithfully ,

On behalf of the Directors , [REDACTED]

Spice Quay Heights, 32 Shad Thames , London SE1 2YL  
29

From: [REDACTED]  
Sent: Monday, August 08, 2016 2:33 PM  
To: Regen, Licensing  
Subject: LICENCE APPLICATION 854652 THE WATCH HOUSE UNIT 17 CARDAMON  
BUILDING 31 SHAD THAMES

Dear Sirs,

As owners and residents in [REDACTED]  
my wife and I object most strongly to the proposed licence in respect  
of the above property.

The proposal will create unacceptable noise , nuisance , late clearing  
up (noise) , litter and people spilling out into the street in an area  
which is already well serviced by bars and restaurants.

Please record our objections.

Yours faithfully ,

[REDACTED]  
30

  
SE1 2YL7<sup>th</sup> August 2016**By Email and Post**

FAO: Ms Mills  
Southwark Licensing Team  
Hub 2, 3<sup>rd</sup> Floor  
PO Box 64529  
London  
SE1P 5LX

Dear Ms Mills

**Application 854652, ("the application") The Watch House Unit 17 Cardamom Building 31 Shad Thames SE1 2YR ("the premises")**

I am writing to register my objection to the application. The basis for this opposition is that granting a license for the premises will not promote Shad Thames as a residential area. I note that the application includes a license for the sale of alcohol until 10.30 pm which I consider will do little for the prevention of disorder and antisocial behaviour. It is not clear whether alcohol consumption will be permitted immediately outside the premises but this heightens my concerns further. It is already the case that people filter out from the licensed venues onto the street to enjoy their drinks, particularly in the Summer, and the management of these venues do little, if anything, to ensure that people return inside so as to keep disruption to residents to a minimum. Notices asking that people have regard for the level of noise that they are making in a residential area are already blatantly ignored and I cannot see how this would be any different should a license be granted at the premises.

I further note that recorded music will be played at the premises until 11.00pm every night of the week. As a resident of Shad Thames I already have escalating concerns at the increasing amount of noise in the area. The narrow street, on which the premises is located, amplifies noise upwards which becomes very loud for residents. The noise we hear from people socialising at other licensed venues on Shad Thames is already at an unacceptable level; to grant the application at the premises will simply make the problem worse. By applying for a license to sell alcohol and play music until late in the evening it is apparent that the new premises are clearly looking to attract clientele who will, without doubt, create a further level of noise that I do not think is acceptable.

At present it is very uncomfortable to leave our bedroom windows open because of the level of noise we already experience. To increase the levels of noise would make opening windows impossible and I consider it unreasonable that, as a resident, I will have a compromised enjoyment of the right to open the windows in my home.

In summary, I consider that granting the license would provide a further source of alcohol within an area already so heavily populated with licensed premises. Residents in this area already suffer noise nuisance and unwanted behaviour at all hours of the day and night. We have endured this inconvenience since 2003 when the licensing legislation was first amended. It is totally unnecessary, and indeed unacceptable, to expect us to continue to do so.

In view of the above, I would urge the Licensing Authority to refuse the application.

Yours sincerely,

A solid black rectangular redaction box covering the signature area.

31

32




Southwark Licensing Team  
Hub 2, 3<sup>rd</sup> Floor  
PO Box 645529  
London  
SE1P 5LX

7<sup>th</sup> August 2016

Objection to License Number 854652 – CHAPEAU TOWER BRIDGE LIMITED

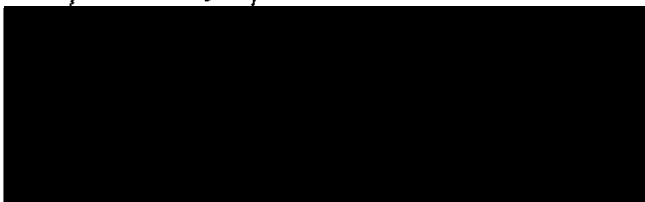
Dear Sir or Madam:

I write to object to the application for license in Shad Thames for the Watch House.

For context we write jointly as owners and occupiers of a  in a building on Shad Thames. Our bedrooms back onto Shad Thames. Fundamentally our objections are around the addition of increase noise of potentially music as detailed, but also from drunk patrons within the establishment or outside whilst smoking.

Shad Thames is a historic area and brick build allowing for high levels of sound transmission. With other restaurants and bars in the area Shad Thames is just a route of transport for patrons so any excessive or drunken noise lasts for the duration of that transition. However with smoking laws requiring people to be outside this will encourage smoking and drinking one assumes outside the venue. With the nature of the building fabric acting as resonators this sound will have an adverse affect on many residents on this road. Most of those bedrooms overlook shad Thames.

Yours faithfully





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

From [REDACTED]  
Sent: Saturday, August 06, 2016 11:53 AM  
To: Regen, Licensing  
Subject: Objection to Watch House license application cardomon building shad Thames #854652

Dear sir,

We live at [REDACTED] E1 2PA very close to the proposed opening of the Watch House with its attached licence application. This is a residential and conservation area already well served with restaurants which observe good practice with residents in terms of noise and disturbance.

I would like to object to the opening of the new premises, above, with extended opening hours on the ground of disturbance and public nuisance and a house in a residential area which already has a high proportion of establishments selling alcohol. The impact of yet another with its discharge of drunks spilling onto the narrow shad Thames is unacceptable and will ruin the character of a relatively quiet part of London. The residential access to cardomon building and cayenne court is very close to the proposed site and might impact access to residents by unruly groups.

[REDACTED]  
Sent from my iPad  
33

From [REDACTED]  
Sent: Saturday, August 06, 2016 5:26 PM  
To: Regen, Licensing  
Subject: Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 854652

6th August 2016

Dear Sir

Your ref: Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 85465

I am writing to OBJECT to the application for the licence above.

I am the owner of [REDACTED], London SE1 2YR which is in the same block as the applicant.

I am objecting on the basis that:

Use of Premises: I do not see Shad Thames benefitting from another bar/restaurant as the area already has a disproportionate amount eating establishments rather than businesses that bring cultural inspiration, interest and diversity. Further, another restaurant/bar will only bring about more noise created by crowds and music. Their smoking clientele who will be smoking in the street will generate second hand smoke for residents whose windows open into the street, as you are aware Shad Thames is a narrow pedestrianised street sandwiched by flats either side. Some of the residents also have young children as occupants. I see this as being a serious Health and Safety concern.

In addition, I expect that there will be even more rubbish generated by a new restaurant/bar. As you may be aware, the rubbish from restaurant refuse (especially the bottles) from Shad Thames is unbearably noisy as it is, and more refuse like this will only exacerbate noise and air pollution. Additionally, the cobblestones, which are a beautiful feature of Shad Thames will no doubt be fouled by restaurant debris, which the restaurants often neglect to clean up and has been known to bring about rodent infestation in the past.

Also, the extended opening hours from 7:00 am/8:00am until 23:00 is frankly inconsiderate to local residents who are home to relax and to enjoy some sanctuary from the busy neighbourhood.

To conclude, I strongly object to the licence application and believe that it is detrimental to the interest of the local residents.

I would be grateful if the council would advocate the voice of Shad Thames' residents and decline the application.

Yours sincerely

[Redacted signature]

34

35

  
London SE1 2YR


Southwark Licensing Team  
Hub 2, 3rd Floor  
PO Box 64529  
London  
SE1P 5LX

**OBJECTION TO LICENCE NUMBER: 854652**

(The Watch House, Unit 17 Cardamom Building, Shad Thames, London, SE1 2YR).

2nd August 2016

Dear Sir or madam

I am writing to object to the licence request of The Watch House to serve alcohol to 22:30 every night of the week. I live in the  and the noise at night when the pubs, bars and restaurant's close is very, very noisy.

People shouting when you are trying to sleep is very annoying, especially when it happens every night of the week. It's even more annoying when you have a one year old baby who is woken by the shouting of drunk people.

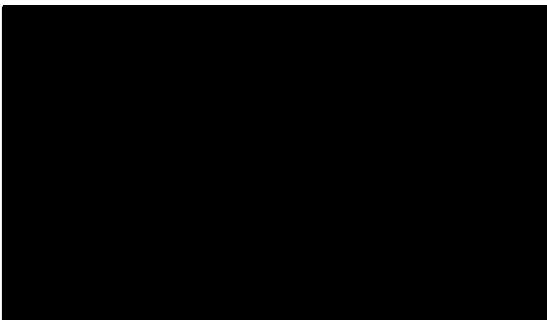
Not only is the shouting annoying and very disruptive, the bars and restaurants insist on putting empty beer and wine bottles into the rubbish bins as they are closing. So we get a mix of shouting and bottles being thrown / smashed into the bins late at night - every night.

Finally I don't understand why a heavily residential area like Shad Thames needs more bars or restaurants. We currently have the following bars on Shad Thames, on the river yards from Shad Thames or within a 1 minute walk of Shad Thames; Pont De La Tour, The Chop House, All Bar One, Ask Italian, Blue Print Cafe, Browns, Cantina, Bengal Clipper, Pizza Express, Valentina, The Don Restaurant, Hing Lee Chinese and the Dean Swift pub.

13 pubs, bars and restaurants within a few hundred yards... we don't need any more.

Please reject this application - it is not wanted.

Many thanks



36

August 5th 2016

Southwark Licensing Team  
Hub 2, 3rd Floor  
PO BOX 64529  
London  
SE1P 5LX

Licence Number: 854652

Dear Sir/Madam

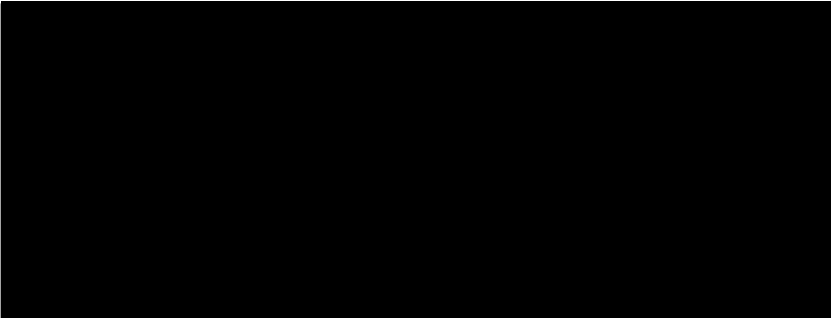
I wish to object to the above licensing application. I do not believe Shad Thames needs another bar/restaurant which will result in noisy bar patrons exiting onto Shad Thames after 11pm, when the street carries noise acutely, and potentially more bottles etc. being disposed of late at night following closure of the bar. Shad Thames is a densely residential area. We do not need additional bars.

Sincerely,

[Redacted signature]

[Redacted address]

London SE1 2YR



From: [REDACTED]  
Sent: Thursday, August 04, 2016 4:18 PM  
To: Regen, Licensing  
Subject: License Number 854652 - Property Details Unit 17, Cardamom Building, 31 Shad Thames, SE1 2YR

I am the owner of the premises at [REDACTED]  
[REDACTED] London SE1 2YR.

I wish to forcibly object to this application. It is inconceivable to suggest that this location requires a further premise of this type given the abundance of such facilities at this site.

Noise from these commercial premises particularly late at night is substantial, let alone the behaviour of drunken patrons and the inevitable clearing up which takes place after closure.

This is a predominantly residential area that appreciates the amenities close by, but a further expansion of the type proposed in this license is totally unnecessary given the more subdued facility it replaces.

Regards,

[REDACTED]

From: [REDACTED]  
Sent: Thursday, August 04, 2016 2:04 PM  
To: Regen, Licensing  
Subject: Licensing Register - Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 854652

4th August 2016

Dear Sir

I wish to object in the strongest terms to the application for the licence above.

I am the [REDACTED] London SE1 2YR, which is directly above the applicant.

The grounds for my objection are as follows:

- a. Use of premises: Shad Thames already benefits from a number of bars and restaurants and does not need another to be permitted in what is a densely residential area. This will add to the disruption to local residents caused by noise from crowds and recorded music, the likelihood of on street drinking particularly in the summer and additional litter from bottles discarded late at night and, worst of all, cigarette butts from smokers which never seem to be cleaned away.
- b. The extended opening hours from 07:00 or 08:00 until 23:00 are excessive and for this to be permitted 7 days a week provides no respite to local residents. I have significant concerns about the sale of alcohol over such an extended period.

In summary, this is a densely residential area and it is not acceptable for licences of this nature to be granted in this area if residents are to maintain a quality of life. Shad Thames is a narrow street with buildings on either side which means that noise is amplified. The proliferation of bars and restaurants already results in significant litter. Residents are very concerned about the willingness of the Council to continue to support the proportion of bars in this area to the detriment of local residents.

Please would you withdraw your support for this licence.

Regards

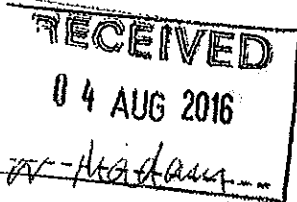
[REDACTED]



38



3<sup>rd</sup> August 2016



Dear Sir ~~or Madam~~

Application licence no. 854652

I write to object to the application for 'Watch House Coffee' to open premises serving alcohol and playing music until late in evening at 316 Shad Thames.

Shad Thames does not need another bar in a residential area, releasing people 11pm, who may make noise, and who staff may make more noise cleaning to late at night.

There are already more than enough restaurants and bars in this residential area and little capacity for more noise from commercial premises. More noise

who deserve a peaceful and quiet quality of life in their homes.

There are already sufficient bars in the area and no requirement more late-night opening, serving a and playing music.

I would be grateful if you would consider my objection when deciding whether to grant the licence.

Yours faithfully



From: [REDACTED]  
Sent: Thursday, August 04, 2016 4:43 AM  
To: Regen, Licensing  
Subject: Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: 854652

Dear Sir/Madam,

I am writing to object to the licensing application above. Your website was not clear whether an e/mail was allowed as an objection or whether it must be a letter. If an e/mail is not sufficient please let me know in good time to post a letter.

I am a resident of Shad Thames. [REDACTED]  
[REDACTED] I am writing this today, 4 August.

I am objecting to license application 854652 as I do not believe that Shad Thames needs another club/bar/restaurant which will result in more people spilling out onto Shad Thames at closing time at 2300.

This application also includes recorded music from 0700 in a residential area. Shad Thames is an historic and listed area; the street carries noise acutely, and this application will add to the noise disturbance from a combination of people disbursing noisily and raucously at closing time, the noise of more empty bottles and rubbish etc. being disposed of late at night and early in the morning after clear up.

I am also worried about the proportion of bars the Council are supporting here; given it is a densely residential area. The residents need to maintain a quality of life and this application will not do that.

Yours faithfully

**From:** [REDACTED]  
**Sent:** Wednesday, August 10, 2016 2:22 PM  
**To:** Regen, Licensing  
**Subject:** Licence Application 854652 - FAO. Ms Mills

For the attention of Ms Mills

Ref:

854652

**Trading name and address:**

The Watch House  
Unit 17 Cardamom Building 31 Shad Thames  
SE1 2YR

Please accept this correspondence as a formal objection to the application made by the new business owners at Shad Thames for extended hours and alcohol licence.

The area has more than enough business causing disturbance associated with alcohol and further would be a issue with public safety. The noise would constitute a further nuisance and children in the area need to be protected from harm. As it is Shad Thames is very noisy especially in the evening when patrons fuelled with alcohol seem to like the acoustics on Shad Thames and are happy to hang around, sing shout and be a nuisance. Continued calls to Southwark complaining have been frustratingly fruitless, we do not need further disturbances. Early morning deliveries are also a nuisance and given that Traffic Wardens are never seen before 10 am the place is ridiculously busy early mornings, we do not need further disturbances and nuisance. I feel strongly that the new owners have been slightly underhanded with how they have gone about the application, parking a van in front of the window throughout all the renovation works so disabling peopling from viewing the posted notice is questionable.

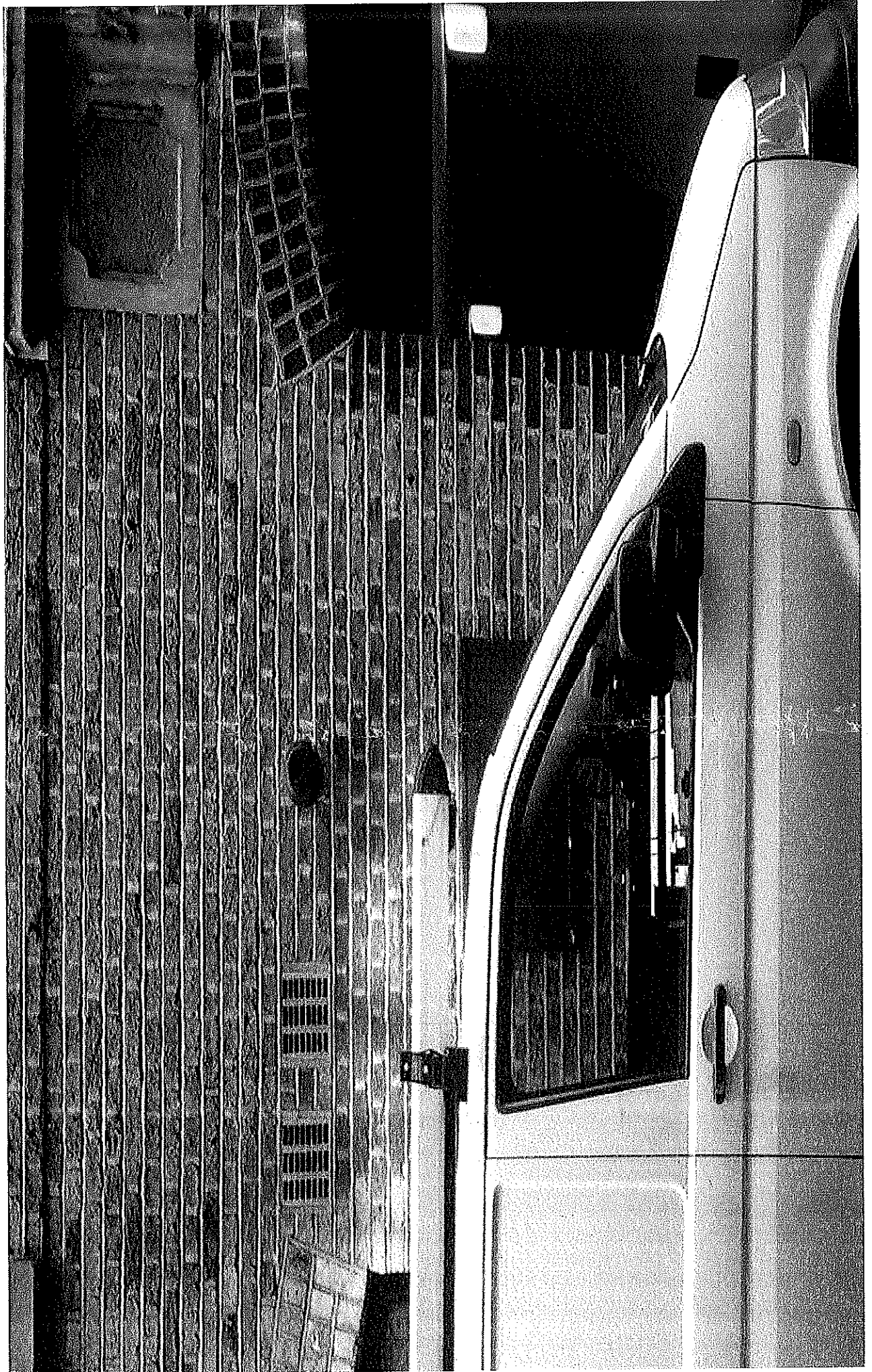
Please accept this as the strongest possible objection.

Yours Sincerely

[REDACTED]



41





+2

  
  
9<sup>th</sup> AUG 2016

Ms Mills  
Southwark Council

**Dear Ms Mills,**

It has just come to my attention that The Watch House (located within the Cardamom Building at 31 Shad Thames) has applied for a licence to sell alcohol and for extended opening hours.

Our apartment is located diagonally opposite this premises and as such I would like to strenuously object to both applications for the following reasons

1. Additional noise along Shad Thames, particularly late in the evening, will constitute a serious nuisance to myself and my family. As with most apartments in Butlers Wharf Buildings, our bedrooms are situated on the Shad Thames side of the building, as there is significant noise from the river and riverside establishments on the other side. An establishment with an alcohol licence and extended opening hours will generate significant noise in Shad Thames (given the structure of the street this noise is amplified) that will make it hard for my family and other residents along Shad Thames to sleep.
2. From a public safety and protection of children perspective. Shad Thames currently provides a relatively safe access route to residents of Butlers Wharf Buildings. The addition of another establishment that sells alcohol in this area of Shad Thames will increase the danger that residents, especially children (of which we have four) will come in contact with patrons of this establishment that have had too much to drink.

I hope you will give due consideration to our serious concerns. If you have any questions in this regard please do not hesitate to contact me at this email address.

Sincerely,





## THE WATCH HOUSE

BERMONDSEY STREET

Southwark Council Licensing Department,  
Licensing Unit EH & TS,  
160 Tooley Street, London,  
SE1 2QH,

Date 15<sup>th</sup> August 2016

Dear Ms Mills,

Further to our conversation and the supplied documentation received to date, we wish to write to the Licensing Department to answer some of the queries raised by the local residents with a view to highlighting in more detail what The Watch House will be doing. We will attempt to deal with all the specific points which we can make reference to in the documentation for the avoidance of doubt.

Firstly The Watch House, based on Bermondsey Street is a well-known and respected coffee and food operator. Having won the Time Out Love London award in 2015 voted by local residents plus other local awards, we have always actively worked with our community as we believe this to not only be good business sense, but also vital to the ongoing sustainability of neighbourly relations. With that in mind, it is our view to be a sensitive and a conscientious partner with our new neighbours in Shad Thames.

To date we have actively look to engage everyone we possibly can and have had most communication with STAMP (a local organistaion joining together residents and other stakeholders) and also with Councilor Anood Al-Samerai who acts for this ward. We also have printed off drawings, a model and a sample menu onsite so that local residents can arrange meetings with us and we can talk through the proposed operation. Unfortunately many residents have not taken up our offer for information and furthermore we are aware of one active member distributing material through letterboxes advising people to write to you and present an objection – this is most unfortunate considering many of the points in the letter misrepresent what The Watch House is proposing to do at the site. I attach the said correspondence with this letter for your information.

Coming specifically to the points raised in some of the email objections received:

- **Noise and Disturbance:** The operation for which The Watch House is offering is a small plate plus a glass of wine set up. It is categorically not a bar in the truest sense and very much focuses around our core product which is specialty coffee with a seated meal of small plates. We will not be selling shots of alcohol, operating any kind of promotional discount for drinks nor advertising ourselves as so. All of our customers will be advised to leave the premises quietly on leaving our premises, and our doors closed during the evening hours to ensure no noise or disturbance is beset upon the local residents. We will be distributing our direct contact details to local residents so should they ever wish to communicate with us, they can easily and without hassle. This will be available 24 hours a day and operated under the understanding of reasonableness. No bottle recycling will take place post 18:00 unlike the other operators on the street as we too understand the annoying element of such a sound – our owner is in fact the chair of his residents association and

## THE WATCH HOUSE

BERMONDSEY STREET

ensures local businesses also do the same. Our waste refuse will be kept onsite until closing at which point this will be moved to our designated waste area quietly and without disturbance.

- **Type of Use:** There are multiple references to The Watch House 'opening a bar' which is not the case. The license use for our premises permits that we are not classified as a bar. We are a coffee shop with an alcohol license for the provision of selling wine and a small number of coffee related cocktail drinks. This will be accompanied with small plate food such as charcuterie and cheese boards. To confirm, this is not a bar but a coffee shop with the provision of small plates and a glass of wine after work.
- **Music:** We will only be providing low level recorded music and not live music as some of the comments suggest. Unfortunately the application template did not allow for such detail but this kind of music will be low level jazz/relaxing music played indoors only and with our doors closed. This will operate at approximately 30dB.
- **Size of our Property:** We have seen comments like 'huge number of people making noise'. The reality is we only have a max seated space for 20 people and no customers will be allowed to be outside whilst at our property save as to when they are leaving. Smokers will be discouraged and will not be permitted standing outside our establishment smoking. Once we have 20 customers in our premises, no more will be permitted as it is a seating only venue at all times of the day with no permitted standing allowed.
- **Facilities:** We note a claim that The Watch House will not have the provision of toilets and people will urinate on the streets. In fact the premises has a brand new toilet facilities with more than adequate provision for our maximum 20 customers.
- **Bottle Bin Noise:** We will not be removing any bottles from the premises until the morning time. It is also worth noting that unlike other restaurants in the area we only have 20 covers as a maximum and as such the waste from our operation is quite minimal relative to the other larger operators such as Pizza Express, the D&D restaurants and Valentina.
- **Amount of Bars and Restaurants:** Currently there are no coffee establishments in the area with the closest being the Starbucks at the end of Shad Thames which closes early preventing evening guests from meeting over a coffee. Whilst there are a number of A3 restaurant operators, The Watch House will offer something completely different to those operators based strongly around specialty coffee. Consequently we do not accept that our application simply "adds to the already number of restaurants already in existence", and rather we offer the residents of the area a place to meet in a more informal environment compared to that of the existing restaurants or public houses.
- **Deliveries:** As discussed at the time of taking our lease, all of our deliveries are carried out in house by our nearby commercial kitchen team meaning absolutely no deliveries will take place for The Watch House – bar Royal Mail – outside of the hours of 09:00am to 17:00. We also note that the barriers for the area are closed from 11:00am to 16:00pm in any case.
- **Security:** We have installed a 1080p HD ready CCTV within the property which is linked and recorded to the internet. We note the Metropolitan Police condition to do so which has already been met. All senior staff, one of which must always be present onsite are trained in its use. CCTV footage is kept for 60 days.

We note and thank the residents for providing commentary to our application. We would like to personally thank Councilor Anood Al-Samerai & Janet Morris of STAMP who have both actively discussed this with us. The former having met us on the 15<sup>th</sup> August 2016 to investigate further who we were and what we were looking to do. Many other local residents have been supportive both in person and social media when they have dropped in or emailed us excited about the new opening. We also would like to thank the Cardamom Building management who were supportive and understanding of our application, and also

## THE WATCH HOUSE

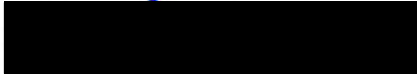
BERMONDSEY STREET

our landlord who also was very supportive. Many know us already from Bermondsey Street and understand the kind of operation we run and why we have been very successful to date. We also note and thank the 42 objections received and whilst not ideal their comments have been dually noted. We would also like to make reference to a centrally circulated letter by one organization urging people to make a last ditch attempt to contact the council to object. This was disappointing considering the open and transparent nature we approached our application and continue to do so. Many of the objections received are based upon ill-informed information which we hope the above clarifications resolve. We would like to extend an invitation to all of those who objected to attend an open evening at The Watch House to review drawings and meet we the owners. We would be happy to address all such queries and concerns at the meeting with a view to offering complete reassurance that our operation would not cause them additional nuisance from the existing commercial operations in the area.

Finally we would like to make note that should our application be accepted and granted, we are acutely aware that at any time our license can be revoked if we break the conditions of our license. We are open to having conditions placed upon our license to ratify the above points we have discussed so that should we break these, we can have our license terminated through the usual processes. We have three senior members of staff who all hold their personal alcohol licenses in addition to our DPS who will ensure the premises will be run in accordance to our license stipulations but also, and importantly, with the clear understanding of fairness and respect for our neighbours.

We thank you for your consideration and hope to hear from you in the near future.

Yours sincerely,

  
Roland Marcelin-Horne  
Owner

# Information

*From Hurford Salvi Carr Property Management*

05 August 2016

Dear Resident

## **The Watch House**

Residents may already be aware that the Tea Pod café, which is located within the Cardamom Building at 31 Shad Thames, has now closed.

The replacement unit, to be known as **The Watch House**, has applied for a licence to sell alcohol on the premises. The new owners are also applying for extended opening hours.

We are writing to make you aware that objections may be made to the application but only on the following grounds:

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

**We have been advised that comments received from individual residents will carry more weight than those submitted by a Managing Agent or Residents Association.**

Please see details in the link below (obtained from Southwark Council)

<http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=854652>

**Ms Mills is the officer dealing with this application which closes on the 10 August 2016.** Comments may also be submitted via a further link within the above noted site.

We understand **Cardamom Residents Association** will be objecting on the following grounds:

Public nuisance, noise, more people spilling out into the street, late clearing up (noise), and overall a worry about the proportion of bars coming into the area given the number already.

For and on behalf of Spice Quay Management Company Limited

**HURFORD SALVI CARR PROPERTY MANAGEMENT LIMITED**

## THE WATCH HOUSE

BERMONDSEY STREET

Southwark Council Licensing Department,  
Licensing Unit EH &TS,  
160 Tooley Street, London,  
SE1 2QH,

**Date 17<sup>th</sup> August 2016**

Dear Ms Mills,

Further to you kindly forwarding over the responses to my response statement dated the 15<sup>th</sup> August 2016 I wish to make some final comments which I would appreciate you circulating to the group.

Firstly thank you all so much for sending through further responses to my note to you all and so quickly. It was refreshing to see many people did some more research on our company and what we are proposing to do, and it was greatly appreciated to those who wrote back to the Council confirming they are now withdrawing their objection following their own investigations and our clarifications.

That being said, some residents had further queries which I wish to now answer. I also would like to personally offer direct communication between ourselves and residents (rather than via the council employees where possible as to save time) and as such we are directly contactable on [towerbridge@watchhousecoffee.com](mailto:towerbridge@watchhousecoffee.com). Furthermore our telephone number is 0207 407 0000 although we are still waiting for BT to connect this up following Teapod's departure. We hope that number will be up and running in a few weeks.

Coming to the specific additional points raised:

- We are happy to accept the wording of the Metropolitan Police conditions for CCTV and this is already all in place.
- There has been a suggestion that we keep our windows and doors closed in the evening as to avoid noise transfer up to the above apartments and we are in full agreement with this. Our window (we have only one) does not open and our double doors will be kept closed in the evening to keep the background music, albeit very low, inside the property only.
- We are happy to reduce our times for selling alcohol down to 22:00 in order to close that operation 1 hour earlier than we had requested. Looking to reduce our hours was a welcomed and workable suggestion from Councilor Al-Samerai. This is the minimum we can reduce our hours down by without significantly affecting the ability to have an offering starting at 20:00 for customers as you should always allow a 2 hour sitting as a minimum.
- Regarding the notion of saying a condition for the license would be for serving alcohol only with food. As we explained to Councilor Al-Samerai this really does pose a big problem for us. We have contemporaries who have gone down this route in the past (in the Borough of Hackney) who have had such trouble they had to close when a nearby operator, who was very aggressive with food pricing, led to pressure upon their small business which in turn restricted them from doing anything other than food. Furthermore, being effectively a coffee shop our offering is only small

## THE WATCH HOUSE

BERMONDSEY STREET

plates based, meaning two customers can meet, enjoy a glass of wine or an espresso martini and eat as little or much as they want. Should two people meet, one eat and the other not then we would be in breach of our license if they were paying separately (which they would in such an instance). It places undue restriction on our operation and considering our willingness (and proposal) to enshrine what we are saying into the license conditions, this additional requirement is in our view unnecessary and more importantly unworkable for our business model. Finally however we would like to thank whoever made the suggestion nevertheless.

- **Bottle collection:** A resident wanted further clarification as to when this will happen as early mornings were an issue. All of our recycling is going to be collected directly by our kitchen staff on delivery of goods after 09:00 in the morning. So to confirm, no noisy bottle collection will occur outside of the hours of 09:00 and 18:00 although to be honest our operation is such that it will not be that horrible loud clanging sound you hear of bottles being dropped into a big bin, rather ours will be removed in a pre-sealed bag and taken to our kitchen on Riley Road.
- **Pont De La Tour and Others:** I am now acutely aware of previous experiences of existing operators (although I obviously have to say this is hearsay and I have no experience of the operators mentioned) who have post gaining a license effectively disappeared from the scene leaving their negative externalities in place to the displeasure of the residents. I can categorically tell you as a local SE1 resident (living in a 19<sup>th</sup> Century former warehouse), a business owner and chair of my residents association that The Watch House will not be one of these businesses. Indeed we did discuss with Councilor Al-Samerai the possibility of setting up a more direct access from residents to the business owners possibly via an election of a business representative who liaises back to larger owners to gain traction. As newbies to the block there appears (possibly just appearance) to be a disconnect between residents and the business owners (this could be because they are not local independents like us – Pizza Express/Zizzi's/Valentina etc). In our view this is a real oversight by all concerned as being a Bermondsey Street resident, I can tell you that the lifeblood of that thriving community is the clear relationship between local businesses and the residents. It creates a nice warm community feeling and at Bermondsey Street we don't even have the sheer density that Shad Thames has. I would be very interested in speaking with local residents, including organisations like the Shad Thames Residents Association and STAMP, to see what community events are organised each year to develop this relationship. I would also very much like to look at developing a new communication channel between businesses and residents/stakeholders in the area and I will bringing this to the agenda for the next STAMP meeting in October. Any suggestions to this effect would be welcomed.

Some residents made note that they were unaware of our two posters on our window and door which invited residents to contact us on the email address above to arrange a time to come and see the plans/menu and general set up. This may be because our lovely painters (!) have been removing and putting back said notes as they paint around the areas. Can I suggest that those interested in meeting both myself and Steph Gregg our Manager email us at [towerbridge@watchhousecoffee.com](mailto:towerbridge@watchhousecoffee.com) so we can arrange a time to show you around our space. Once we are open we would also like to invite residents for a private evening in which all we ask is that you provide us with honest (and brutal!) feedback on our service/food and the like. We want to get to know you all and hope that we will be a long standing positive influence in the area.

We thank you for your consideration and hope to hear from you in the near future.

THE WATCH HOUSE

BERMONDSEY STREET

Yours sincerely,



Roland Marcelin-Horne  
Owner

**From:** Ian.Clements@met.pnn.police.uk [mailto:Ian.Clements@met.pnn.police.uk]  
**Sent:** Wednesday, August 17, 2016 4:21 PM  
**To:** rmh@watchhousecoffee.com  
**Cc:** Mills, Dorcas; Regen, Licensing  
**Subject:** RE: Confirmation

Dear Mr Horne

Thank you for your recent communication confirming your acceptance of our proposed licensing conditions. As a result I am now in a position to withdraw our representation.

Kind Regards

**Ian Clements**

**Licensing Officer Southwark Borough**

 **Phone:** 0207 232 6756

 **Mobile:** 07974 836444

 **E-mail:** [ian.clements@met.police.uk](mailto:ian.clements@met.police.uk)

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



**From:** Al-Samerai, Anood  
**Sent:** Tuesday, August 16, 2016 3:52 PM  
**To:** Mills, Dorcas  
**Subject:** RE: Premises Licence application - Watch House, 31 Shad Thames, London SE1 2YR

Dear Dorcas,

I met with the applicant yesterday and have just emailed them as well.

I explained that the letter addresses a number of concerns which is helpful. However, when we met we also discussed whether they would be willing to stop serving alcohol earlier in the evenings and whether they would agree to a condition about keeping doors and windows closed in the evenings.

A resident has also suggested a possible condition about only ever serving alcohol with food which seems like a good idea and I have asked them about this as well.

These additional measures would be greatly helpful in reassuring residents and reducing potential issues.

Best wishes,  
Anood

Councillor Anood Al-Samerai  
Liberal Democrat Cllr for Riverside Ward  
Leader, Southwark Liberal Democrat Council Group

020 7525 0137  
@cldr\_anood on twitter

Liberal Democrat Councillors hold an advice surgery every Saturday morning between 10.30 and 11.30am at Pop in at the Blue, 53 Rock Grove Way, SE16 3UQ (opposite the Blue Anchor Library)

As your locally elected councillors, we may use your email address to contact you from time to time with updates about the issue you have contacted us about or other issues which affect your area. If you do not wish to receive such emails, please let us know.

**From:** [REDACTED]  
**Sent:** Tuesday, August 16, 2016 10:37 AM  
**To:** Mills, Dorcas  
**Subject:** RE: Premises Licence application - Watch House, 31 Shad Thames, London SE1 2YR

Dear Ms Mills

Thank you for passing this on – it certainly is useful, and helpful in addressing various concerns. I do just have one question – and I think it is covered in the letter but I would just like to clarify this – collection of refuse and bottles in the evenings is not so much a problem, it is the early morning ones that are most disruptive. While I understand that, with 20 covers, this business would not be the biggest potential issue but I wondered when it was proposed that bottles in particular would be collected? There's a reference to no deliveries before 9am but I just wonder about bottle and waste collection. I am sure that, as long as it is in line with what other businesses on Shad Thames do, I can't see a reason to object.

I note a sense of frustration that the letter calling for objections was circulated. That is a little unfair – there was nothing to stop the Watch House from communicating directly with us themselves. STAMP seem to hold themselves out as rather important, but they do not ever (and I mean ever – I have lived on Shad Thames for over ten years) communicate with those outside a rather limited circle – they do not speak for, or to, me. The letter from Watch House is most helpful, and very welcome, and all I can say is that direct communication is only to be encouraged!

Kind regards

[REDACTED]

**From:** [REDACTED]  
**Sent:** Tuesday, August 16, 2016 10:37 AM  
**To:** Mills, Dorcas  
**Subject:** Re: Premises Licence application - Watch House, 31 Shad Thames, London SE1 2YR

Dear Dorcas,

Thank you for your email.

I am resident of [REDACTED] received no invitation to view plans or meet with the owners. The first knowledge I had of the Watch House's proposed plans was in a postscript in a letter from the Building Agents on another matter.

I would happily attend an opening evening to learn more about their plans as the letter does not sufficient persuade me that their premises won't equal more noise.  
I would also plan to attend the hearing on the 5th if my schedule permits.

Many thanks,

[REDACTED]

**From:** [REDACTED]  
**Sent:** Tuesday, August 16, 2016 4:14 PM  
**To:** Mills, Dorcas  
**Subject:** Re: Premises Licence application - Watch House, 31 Shad Thames, London SE1 2YR

Dear Dorcas Mills,

Thank you very much for sharing this information and which I will digest and consider carefully before deciding my intention. However I do have a question for you which will help me to decide.

One of the issues I have seen in the conciliatory statement and other emails is that the license can be invoked at any time, if the conditions are not adhered too.

If that is the case why is it then, that;

The Pont De La Tour who continuously break their conditions are never challenged by the Council. The local residents receive absolutely no support from the Council apart from the hardworking Lib Democrat MP's who are the only voice of reason. So why should residents trust the Council in supporting residents if businesses like these, are less conciliatory later on once they have received their license?

Can you please set out what the Council are obliged to do if a licensee does not do what they say they will under the conditions of the license and can conditions be reviewed?

I look forward to your reply

[REDACTED]

**From:** [REDACTED]  
**Sent:** Tuesday, August 16, 2016 5:05 PM  
**To:** Mills, Dorcas  
**Subject:** Re: Premises Licence application - Watch House, 31 Shad Thames, London SE1 2YR

Dear Sir/Madam,

The conciliatory statement is well argued and my objection was certainly based on inaccurate information. I would withdraw my objection and, indeed, would now actively support the application.

Regards

[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, August 17, 2016 10:28 AM  
**To:** Mills, Dorcas  
**Subject:** RE: Premises Licence application - Watch House, 31 Shad Thames, London SE1 2YR

Hi Dorcas,

Thanks for your email.

After reviewing the response from The Watch House to the objections and spending additional time researching the company and their existing Bermondsey business yesterday, I am satisfied that they will be able to manage the potential noise and disturbance issues that I was initially concerned about. On this basis, I am happy not to proceed further with my objections.

Kind regards,

[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, August 17, 2016 8:57 AM  
**To:** Mills, Dorcas  
**Subject:** Re: Premises Licence application - Watch House, 31 Shad Thames, London SE1 2YR

Hi Dorcas

Many thanks for your email.

I write as a director of one of the management companies representing 92 resident and 4 other commercial units as well as a resident.

I would note that there remains a strong formal objection.

1. Coffee is not drunk excessively in the evening certainly not to the point of sustaining a business - their comment cannot be correct.
2. There are proposing to limit consumption of alcohol to by the glass?
3. We have to manage the removal of bottles from our commercial premises and it is a difficult issue even in the morning
4. The application comments are relying it seems on lack of coffee shops and whilst equally inwould comment that coffee can be readily purchased next door, Starbucks, all bar one and chop house if the owner feels this is needed I'm not sure then of the relevance of the alcohol license

Finally, would comment that we reiterate our objections on behalf of spice quay management company (at the request of our residents and owners) and individually.

Do we have formal ability to terminate the application via the council or would you recommend we appoint independent lawyers to act ?

Thanks and best wishes

[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**Sent:** Wednesday, August 17, 2016 8:39 AM  
**To:** Mills, Dorcas  
**Subject:** RE: Premises Licence application - Watch House, 31 Shad Thames, London SE1 2YR

Thank you for the correspondence and on the basis of what has been said withdraw my earlier objection.

[REDACTED]

[REDACTED].



**From:** [REDACTED]  
**Sent:** Wednesday, August 17, 2016 7:18 AM  
**To:** Mills, Dorcas  
**Subject:** Re: Premises Licence application - Watch House, 31 Shad Thames, London SE1 2YR

Dear Ms Mills

Thank you and I will be responding to the letter and send direct to you.

For the record, no one at Butlers Wharf Building, and the new premises are directly opposite, was contacted by the Applicant. We only found out about the application by pure chance.

I will revert with full comments.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, August 17, 2016 6:41 AM  
**To:** Mills, Dorcas  
**Subject:** Re: Premises Licence application - Watch House, 31 Shad Thames, London SE1 2YR

Dear Ms Mills,

Thank you for the letter below. If correct the letter from Watch House helps to clarify some important points.

I do not know the details of how the licensing process works, however if the following points were made a specific requirement of any license issued I would remove my objection -

- no bar sales, i.e. no drinks sold to customers from a bar
- wine and coffee related alcoholic drinks sold to seated customers only
- capacity limited to 20 pax
- doors shut at all times
- no bottle recycling past 18:00

If you could provide any clarification regarding the ability of a license to specify these points that would be very useful.

Best Regards

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Tuesday, August 16, 2016 10:00 PM  
**To:** Mills, Dorcas  
**Subject:** Re: Premises Licence application - Watch House, 31 Shad Thames, London SE1 2YR

Dear Dorcus

Thank you for the email below. Having read through the contents I would like to withdraw my objection to the proposed application. Thank you for bringing the full details to my attention.

Kind regards

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**Sent:** Tuesday, August 16, 2016 7:22 PM  
**To:** Mills, Dorcas  
**Subject:** Re: Premises Licence application - Watch House, 31 Shad Thames, London SE1 2YR

Dear Ms Mills

I am afraid I think it is unlikely that this establishment's patrons will drink coffee in the evening (as opposed to alcohol) and stay inside or smoke away from the entrance. Nor am I convinced that the doors will remain closed all year around. This sounds primarily like a bar, not a restaurant. Serving small plates is not going to encourage customers to stay inside and eat. It will struggle to contain the noise and disruption to residents. I anticipate people taking glasses of wine and other alcohol onto the street to smoke and to drink.

Factually, this letter is incorrect about the availability of speciality coffee. There is a coffee establishment closer than Starbucks. Café Paradiso is open until 7pm.

This type of establishment changes the face of Shad Thames. There are already bars on the riverfront and in my opinion there is no need for a bar further back. Shad Thames should be safe and free from intimidation from people drinking and smoking outside.

If this establishment is primarily for speciality coffee, as it states it is, it will not need an alcohol licence and will not need to stay open late.

I am interested in a hearing to represent my view. I was not made aware of an opportunity to enquire about the proposed business as referenced in this conciliatory statement. I have not contacted the applicant directly.

Regards

[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, August 17, 2016 8:31 PM  
**To:** Mills, Dorcas  
**Subject:** Re: Premises licence application - watch House, 31 Shad Thames, London SE1

Dear Dorcas

Thank you for sharing the two conciliatory notes from the Watch Tower. They demonstrate a great attitude and they will be very welcome in Shad Thames as a coffee shop.

However I'm afraid I want to maintain my objection against their alcohol licence application.

Unfortunately, our experience is that local restaurants do not live up to their pre-opening promises and commitments. We have a persistent problem with cleanliness and waste and bottle disposals, despite huge efforts and cost on our part and extensive consultation with local restaurant management.

Our experience is that restaurant operations are delegated to junior members of staff after the excitement of opening. They are either not aware or not able to maintain commitments on waste disposal or managing customers who choose to smoke and drink underneath our windows, sometimes late at night. There is also a near-constant crowd of restaurant staff smoking in Shad Thames and Lafone St, underneath people's apartment windows. We simply do not want to risk adding to our current problems and setting precedents for more.

The Watch Tower suggests that a "wine only with food" restriction is not commercially viable for them - so effectively they will be an evening wine bar, whatever their preferred "small plates concept".

There is actually a good precedent for a "wine only with food" operation - Jose on Bermondsey St. This is also a very small space but has an alcohol-only-with food policy which is strictly enforced by the staff. Customers are also never allowed to take drinks outside. They do not appear to be suffering from it commercially - it's wildly popular. As a regular customer myself, I've also seen the amount of excessive alcohol that's taken on board, even with the only-with-food restriction! And Jose's kitchen also closes at 9 - not 10 or 11. Much as I love Jose, I do not want one underneath my flat.

The offer to keep the windows and doors closed is welcomed but how do they plan to manage the people waiting outside for a table? There is another precedent for problems here - Franco Manca in Bermondsey St. There is almost always a crowd of people waiting (loudly) outside. And the former Teapod unit is small. I'm imagining that, if it is popular, there will be people happy to wait. This is not a good prospect for the people living directly upstairs in the evening, particularly since noise and cigarette smoke carries easily in the street.

I am impressed by the Watch Tower's attitude and approach but Valentinas was similarly committed and helpful and that did not last longer than a few weeks beyond the opening period. Once the licence is granted, we are effectively powerless to do anything about the

way it's being implemented and, I have to say, we receive absolutely no support from Southwark Council in getting local restaurants to fulfill their part of the bargain of operating in a heavily residential area.

We are the ones who pay to maintain these lovely old buildings and the bridges and so much that draws people to the area and, although of course we're happy to share the area with everyone who uses it, but we do also deserve a degree of protection from the worst effects and that's what we need the licensing system to deliver for us.

I'm sorry about this as the Watch Tower is a lovely operation and the owners seem very committed and would be an asset to the street. But I'm afraid that I think we have to protect our fellow Cardamom Building residents from the effects of living above a wine bar (because that is what it will be in the evening ...), particularly if it proves popular and successful and attracts a big crowd.

Thank you for your efforts to let us have our say.

All the best

██████████  
████████████████████

**From:** [REDACTED]  
**Sent:** Thursday, August 18, 2016 11:35 AM  
**To:** Mills, Dorcas  
**Subject:** Re: Premises licence application - watch House, 31 Shad thames, London SE1

Dear Ms Mills

I would like a response from the Applicants as to why they did not notify the Butlers Wharf Building of their application. Our block contains more apartments than any other block of apartments, and is directly opposite the Watch House.

Further, and in addition, the notice in the window is small, obscured by the vehicles parked outside so that you cannot see it during the day; it is not only that the painters might have taken it down, etc.

I doubt very much whether others in Butlers Wharf Building have had time to consider as we had notice only by pure chance on the evening before the time period expired.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**Sent:** Friday, August 19, 2016 8:42 AM  
**To:** Mills, Dorcas  
**Subject:** Re: Premises licence application - watch House, 31 Shad thames, London SE1

Dear Ms Mills,

Based on this and previous information supplied I am removing our objection to this licence application.

Regards

[REDACTED]  
[REDACTED]





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