

## Licensing Sub-Committee

Thursday 28 January 2021  
10.00 am

Online/Virtual: please contact [andrew.weir@southwark.gov.uk](mailto:andrew.weir@southwark.gov.uk) for a link to the meeting and the instructions for joining the online meeting

### Membership

Councillor Renata Hamvas (Chair)  
Councillor Sunil Chopra  
Councillor Maria Linforth-Hall

### Reserves

Councillor Margy Newens

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Contact

Andrew Weir by 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: 20 January 2021



## Licensing Sub-Committee

Thursday 28 January 2021  
10.00 am

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### Order of Business

Item No.	Title	Page No.
	<b>PART A - OPEN BUSINESS</b>	
1.	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
2.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
3.	<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.	
4.	<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.	
5.	<b>LICENSING ACT 2003: NISA, GROUND FLOOR RETAIL UNIT, 1 VARCOE ROAD, LONDON SE16 3FS</b>	1 - 53
6.	<b>LICENSING ACT 2003: LASSCO, ROPEWALK AND ARCHES 46 AND 48 TO 53, 41MALTBY STREET, LONDON SE1 3PA</b>	54 - 118

**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: 21 January 2021

<b>Item No.</b> 5.	<b>Classification:</b> Open	<b>Date:</b> 28 January 2021	<b>Meeting Name:</b> Licensing Sub-Committee
<b>Report Title</b>		Licensing Act 2003: Nisa, Ground Floor Retail Unit, 1 Varcoe Road, London SE16 3FS	
<b>Ward(s) of group(s) affected</b>		Old Kent Road	
<b>From</b>		Strategic Director of Environment and Social Regeneration	

## RECOMMENDATION

1. That the licensing sub-committee considers whether an application submitted by Mehmet Boztepe for a premises licence be granted under the Licensing Act 2003 in respect of the premises known as Nisa, Ground Floor Retail Unit, 1 Varcoe Road, London SE16 3FS.
2. Notes:
  - a) The application is for a premises licence and was submitted under Section 17 of the Licensing Act 2003. The application is subject to representations and is therefore referred to the licensing sub-committee for determination.
  - b) Paragraphs 9 and 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 14 to 18 of this report deal with the representations submitted in respect of the application. Copies of representations submitted, and related correspondence, are attached to this report in Appendix B. A map showing the location of the premises is attached as Appendix C.
  - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to applications made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

## BACKGROUND INFORMATION

### The Licensing Act 2003

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

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

## **KEY ISSUES FOR CONSIDERATION**

### **The premises licence application**

8. On 5 November 2020 Mehmet Boztepe applied to this council for the grant of a premises licence in respect of Nisa, Ground Floor Retail Unit, 1 Varcoe Road, London SE16 3FS.
9. The application is summarised as follows:
  - **Supply of alcohol for consumption off the premises**
    - Monday to Saturday: 08:00 to 23:00
    - Sunday: 08:00 to 20:00
  - **Proposed opening hours of the premises**
    - Monday to Saturday: 07:00 to 23:00
    - Sunday: 08:00 to 20:00

- The premises, and its intended style of operation, are described in the application as follows:

“The business is located in a ground floor retail unit within an apartment block with residential properties above. The layout is as per the plan submitted. The business will trade under the Nisa brand.”

10. The premises licence application form provides the applicant’s operating schedule. Parts 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 then 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.
11. A copy the application to which this report relates is attached as Appendix A.

#### **Designated Premises Supervisor**

12. The proposed designated premises supervisor of the premises is Mehmet Boztepe.

#### **Representations submitted by responsible authorities**

13. No representations were submitted by the responsible authorities.

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

14. Five ‘other persons’ have submitted representations objecting to the application. The other persons are identified as parties 1 to 5. Parties 1 to 5 all live in the residential block of flats directly above the premises.
15. Party 2’s representation includes a petition signed by 23 residents of the block of flats directly above the premises. The signatories of the petition include parties 1 to 5.
16. The representations have been submitted in respect of all four licensing objectives and variously contend that: the operating hours finish too late and are likely to result in noise nuisance and / or disorder disturbing local residents, that the proposed operation of the premises will lead to increased anti-social behaviour and littering in the locale, that deliveries to and from the premises may impede access in the vicinity of the premises causing a public safety hazard and that the proposed child protection measures may be insufficient. The representations also raise concerns that a café will operate from the premises. The representations seek clarity as to delivery times in respect of the premises. The representations suggest that the proposed operating hours of the premises be reduced and that further noise abatement measures are considered.

17. Party 3 raises concerns regarding the specification and location of the electrical room at the premises. The specification and location of the electrical room are not concerns that the licensing sub-committee should consider in their determination of the application.
18. Copies of the representations submitted by the other persons, and related correspondence, are attached to this report as appendix B.

### **Conciliation**

19. On the date that this report was written the applicant provided a response to the representations submitted by the other persons. Amongst other matters, the applicant has confirmed that no cafe will operate at the premises. The applicant's response was distributed to the other persons on the same date, meaning that there has not been much time for the other persons to provide any further comments to be included in this report. However party 1 has provided a reply with further comments to the applicant. Party 1's further comments are attached in Appendix B.
20. The representations submitted by parties 1 to 5 remain outstanding and must be considered in the determination of this application. At the hearing to determine this application the licensing sub-committee will be updated as to any conciliation of parties 1 to 5 and / or of any further comments provided by parties 1 to 5.

### **Premises history**

21. No authorisation under current or prior licensing legislation has been held 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 and recorded music are deregulated between 08:00 hours and 23:00 at on licensed premises for an audience of up to 500 people.
  - Plays and the performance of dance are deregulated between 08:00 and 23:00 or an audience of up to 500 people.
  - Indoor sporting events are deregulated between 08:00 and 23:00 for an audience of up to 1000 people.
23. Live music and recorded music can become licensable in on-licensed premises if the licensing authority removes the effect of deregulation following a licence review ('licence review mechanism').

24. The showing of films has not been de-regulated.

### **Business and Planning Act**

25. The provisions in the Act temporarily modify the Licensing Act 2003 to provide an automatic extension to the terms of most premises licences which only permit the sale of alcohol for consumption on the premises to allow the sale of alcohol for consumption off the premises. This will make it easier for licensed premises to sell alcohol to customers for consumption off the premises in England and Wales, which will allow businesses to trade and maintain social distancing.

### **Map**

26. A map showing the location of the premises is attached to this report as Appendix C. The following licensed premises are also shown on the map and provide licensable activities as stated:

**Small Beer Brew Co. Ltd, 70-72 Verney Road, London SE16 3DH**  
licensed for:

- The sale of alcohol to be consumed on and off the premises
  - Monday to Saturday: 08:00 to 22:30
  - Sunday: 08:00 to 17:30

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

27. Council assembly approved Southwark's statement of licensing policy 2019 - 2021 on 27 March 2019. The policy came into effect on 28 March 2019. 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. To be read in conjunction with Appendix B to the policy.



- Section 8 – The Prevention of Crime and Disorder. This provides general guidance on the promotion of the first licensing objective.
  - Section 9 – Public Safety. This provides general guidance on the promotion of the second licensing objective.
  - Section 10 – The Prevention of Nuisance. This provides general guidance on the promotion of the third licensing objective.
  - Section 11 – The Protection of Children from Harm. This provides general guidance on the promotion of the fourth licensing objective.
28. The purpose of Southwark’s statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.
29. According to this council’s statement of licensing policy the premises are located in a residential area. Closing times as stated below are suggested in the statement of licensing policy for the following types of licensed premises located in residential areas:
- Off-licences and alcohol sales in grocers and supermarkets:
    - 23:00 daily

### **Resource implications**

30. A fee of £100.00 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value band A.

### **Consultation**

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

### **Community impact statement**

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

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Law and Governance**

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

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

35. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.
36. The principles which sub-committee members must apply are set out below.
37. The general principle is that applications for premises licence applications must be granted unless relevant representations are received. This is subject to the proviso that the applicant has complied with regulations in advertising and submitting the application.
38. Relevant representations are those which:
  - Are about the likely effect of the granting of the application on the promotion of the licensing objectives
  - Are made by an interested party or responsible authority
  - Have not been withdrawn
  - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.
39. If relevant representations are received then the sub-committee must have regard to them, in determining whether it is necessary for the promotion of the licensing objectives to:
  - To grant the licence subject to:
    - The conditions mentioned in section 18 (2)(a) modified to such extent as the licensing authority considers necessary for the promotion of the licensing objectives
    - Any condition which must under section 19, 20 or 21 be included in the licence.
  - To exclude from the scope of the licence any of the licensable activities to which the application relates.
  - To refuse to specify a person in the licence as the premises supervisor.
  - To reject the application.

## **Conditions**

40. The sub-committee's discretion is thus limited. It can only modify the conditions put forward by the applicant, or refuse the application, if it is necessary to do so. Conditions must be necessary and proportionate for the promotion of one of the four licensing objectives, and not for any other reason. Conditions must also be within the control of the licensee, and should be worded in a way which is clear, certain, consistent and enforceable.
41. The four licensing objectives are:
  - The prevention of crime and disorder
  - Public safety
  - The prevention of nuisance
  - The protection of children from harm.
42. Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.
43. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on day time operators.
44. Members are also referred to the Home Office Revised Guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

## **Reasons**

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

## **Hearing procedures**

46. Subject to the licensing hearing regulations, the licensing committee may determine its own procedures. Key elements of the regulations are that:
  - The hearing shall take the form of a discussion led by the authority. Cross examination shall not be permitted unless the authority considered that it is required for it to consider the representations.
  - Members of the authority are free to ask any question of any party or other person appearing at the hearing.

- The committee must allow the parties an equal maximum period of time in which to exercise their rights to:
    - Address the authority
    - If given permission by the committee, question any other party.
    - In response to a point which the authority has given notice it will require clarification, give further information in support of their application.
  - The committee shall disregard any information given by a party which is not relevant to the particular application before the committee and the licensing objectives.
  - The hearing shall be in public, although the committee may exclude the public from all or part of a hearing where it considers that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing, taking place in private.
  - In considering any representations or notice made by a party the authority may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.
47. This matter relates to the determination of an application for a premises licence under section 17 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

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

48. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.
49. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity, and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.
50. As a quasi-judicial body the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors, and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or

unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.

51. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, working or engaged in normal activity in the area concerned.
52. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.
53. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Interested parties must live in the vicinity of the premises. This will be decided on a case to case basis.
54. Under the Human Rights Act 1998, the sub-committee needs to consider the balance between the rights of the applicant and those making representations to the application when making their decision. The sub-committee has a duty under section 17 Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.
55. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the magistrates' court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

### **Guidance**

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

### **Strategic Director of Finance and Governance**

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

**BACKGROUND DOCUMENTS**

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

**APPENDICES**

<b>Name</b>	<b>Title</b>
Appendix A	Copy of the application
Appendix B	Copies of the representation submitted by other persons and related correspondence
Appendix C	Map showing the location of the premises

**AUDIT TRAIL**

<b>Lead Officer</b>	Caroline Bruce, Director of Environment	
<b>Report Author</b>	Wesley McArthur, Principal Licensing Officer	
<b>Version</b>	Final	
<b>Dated</b>	13 January 2021	
<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 & Governance	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	19 January 2021	

05/11/2020

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

Ref No. 1550482

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

MEHMET BOZTEPE
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Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
  - Live music: no licence permission is required for:
    - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
    - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
    - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
  - Recorded Music: no licence permission is required for:
    - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
  - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
  - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
    - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
    - o any entertainment taking place on the hospital premises of the health care provider where the

entertainment is provided by or on behalf of the health care provider;

o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and

o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).

4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

5. For example (but not exclusively), where the activity will occur on additional days during the summer months.

6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.

8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.

9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.

10. Please list here steps you will take to promote all four licensing objectives together.

11. The application form must be signed.

12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.

13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.

14. This is the address which we shall use to correspond with you about this application.

15. Entitlement to work/immigration status for individual applicants and applications

from partnerships which are not limited liability partnerships:



A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A current Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A current passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.

- A current Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A current passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A current Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A current Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A current Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, less than 6 months old, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a

European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.

- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
  
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:
  - o evidence of the applicant's own identity – such as a passport,
  
  - o evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
  
  - o evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
    - (i) working e.g. employment contract, wage slips, letter from the employer,
  
    - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
  
    - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
  
    - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:

- (i) any page containing the holder's personal details including nationality;
  
- (ii) any page containing the holder's photograph;
  
- (iii) any page containing the holder's signature;

(iv) any page containing the date of expiry; and

(v) any page containing information indicating the holder has permission to enter or remain in

the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

#### Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

#### Premises Details

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

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

£	£100
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises

#### Premises trading name

	NISA
--	------

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

Do you have a Southwark postcode?	Yes
Address Line 1	GROUND FLOOR RETAIL UNIT
Address Line 2	1 VARCOE ROAD
Town	LONDON
Post code	SE16 3FS
Ordnance survey map reference	
Description of the location	RETAIL UNIT
Telephone number	██████████

## Applicant Details

Please select whether you are applying for a premises licence as

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

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

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

## Details of Individual Applicant

## Personal Details

Title	Mr
If other, please specify	
Surname	BOZTEPE
Forenames	MEHMET
Date of birth	██████████
I am 18 years old or over	<input checked="" type="checkbox"/>
Nationality	██████████

## Current Address

Street number or Building name	██
Street Description	████████████████████
Town	██████████

County	██████
Post code	██████

## Contact Details

Daytime contact telephone number	████████████████████
Email Address	████████████████████

Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see guidance below)

Please enter	
--------------	--

## Guidance notes

Do you wish to add a second individual applicant?

	No
--	----

## Operating Schedule

When do you want the premises licence to start?

	04/12/2020
--	------------

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 )

	THE BUSINESS IS LOCATED IN A GROUND FLOOR RETAIL UNIT WITHIN AN APARTMENT BLOCK WITH RESIDENTIAL PROPERTIES ABOVE. THE LAYOUT IS AS PER THE PLAN SUBMITTED. THE BUSINESS WILL TRADE UNDER THE NISA BRAND.
--	---

If 5,000 or more people are expected to attend the premises at any one time please use the drop down below to select the number.

	Less than 5000
--	----------------

## Note 1

Describe the premises. For example the type of premises, its general situation and layout and any other

information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.

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 of the Licensing Act 2003)
--	---

Provision of regulated entertainment (Please read guidance note 2)


Provision of late night refreshment

--	--

Supply of alcohol

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

In all cases please complete boxes K, L and M.

J - Supply of Alcohol

Will the supply of alcohol be for consumption ( Please read guidance note 8)

	Off the premises
--	------------------

Standard days and timings for Supply of alcohol ( Please read guidance note 7)

Day	Start	Finish
Mon	08:00	23:00
Tues	08:00	23:00
Wed	08:00	23:00

Thur	08:00	23:00
Fri	08:00	23:00
Sat	08:00	23:00
Sun	08:00	20:00

State any seasonal variations for the supply of alcohol ( Please read guidance 5)

NONE
------

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 6 )

NONE
------

Please download and then upload the consent form completed by the designated proposed premises supervisor

[REDACTED]
------------

- 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
- 6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
- 7. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
- 8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.

Premises Supervisor

State the name and details of the individual whom you wish to specify on the licence as the designated premises supervisor (Please see declaration about the entitlement to work in the check list at the end of the form)

Full name of proposed designated premises supervisor

First names	MEHMET
Surname	BOZTEPE

DOB

Date Of Birth	[REDACTED]
---------------	------------

Address of proposed designated premises supervisor



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

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

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

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 9)

	NONE
--	------

9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.

L - Hours premises are open to public

5. For example (but not exclusively), where the activity will occur on additional days during the summer months.

6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

7. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Hours premises are open to the public ( standard timings Please read guidance note 7 )

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	07:00	23:00
Sun	08:00	20:00

State any seasonal variations ( Please read guidance note 5 )

	NONE
--	------

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 6 )

	NONE
--	------

M - Steps to promote four licencing objectives

a) General - all four licensing objectives (b,c,d,e) ( Please read guidance note 10 )

	<p>The Applicant will operate the business in a responsible manner and actively promote the Licensing Objectives at all times.</p> <p>The premises is not located within one of LB Southwark`s Cumulative Impact Zones (CIZ).</p>
--	---

b) the prevention of crime and disorder

	<p>1) The premises licence holder, DPS, a personal licence holder or a fully trained member of staff authorised in writing by the DPS to sell alcohol shall be present at the premises at all times during the permitted hours for the sale of alcohol.</p> <p>2)a) The premises licence holder shall ensure that a CCTV system is installed in the premises of a minimum standard acceptable to the Metropolitan Police Service. The system shall be maintained in good working order &amp; fully operational at all times the premises is open to the public, covering all internal areas of the premises to which the public have access and also the area immediately outside the premises. All entry and exit points shall be covered enabling frontal identification (full head and shoulders images), of every person entering the premises in any light condition to an evidential standard.</p> <p>b) All staff will be fully trained in the operation of the CCTV system including the ability to download screenshots and images for Police or Authorised Officers on request. A minimum of one such member of staff fully trained in the operation of the CCTV system shall be on duty at all times that the premises are open to the public.</p> <p>c) The CCTV system will have the capability to either download footage onto a disk or memory stick. The footage of the CCTV system will be retained for a minimum period of 31 days before re-writing itself with the correct date and time showing. Screenshots and CCTV footage will be made available to Police or Authorised Officers immediately upon request.</p> <p>d) If the CCTV system is broken the premises licence holder shall notify the Licensing Authority and Police Licensing Team as soon as possible and get the fault rectified as soon as practicable.</p> <p>e) The premises licence holder shall ensure that a log is kept with the details &amp; the dates of all work / repairs carried out on the CCTV system including the name and phone number of the engineer.</p> <p>f) On a minimum daily basis the premises licence holder / DPS will check that the CCTV system is operational and the date and time stamp are correctly set and on a minimum of a weekly basis, check that the CCTV system is also correctly recording images for a minimum of 31 days and that screenshots and footage can be correctly downloaded. Details of these checks are to be recorded in the appropriate section of the Incident Book.</p> <p>3) An Incident Book shall be kept at the premises and made available to the Police or Authorised Officers, which will record the following:          All crimes reported;          Lost property;          All ejections of customers;          Any complaints received and the outcome;          Any incidents of disorder;          Any faults in the CCTV;          Any refusal in the sale of alcohol;</p>
--	--

	<p>Any visit by a relevant authority or emergency service. Whenever Police are called a CAD number shall be obtained and recorded in the Incident Book.</p> <p>4) Relevant notices shall be clearly displayed by the entry / exit door and behind the counter as appropriate, advising customers:          That CCTV and the Challenge 25 proof of age policy are in operation;          Of the provisions of the Licensing Act 2003 regarding underage or proxy sales;          No single cans of beer, lager, stout or cider in cans of less than 500 ml (millilitres) or single bottles of beer, lager, stout or cider in bottles of less than 330 ml (millilitres) may be sold in a single transaction;          Of the permitted (licensed) hours for the sale of alcohol and the opening hours of the shop;          Asking customers to respect residents, to leave the shop and area quietly, not to loiter or drink outside the shop or in the street and to dispose of litter legally;          That clear legible signage shall be prominently displayed where it can be easily seen and read, requesting that 'off sales' of alcohol are not be opened and consumed in the vicinity of the premises.          That the shop does not buy alcohol or tobacco goods from unsolicited (cold) callers to the premises at any time and that details of any such unsolicited (cold) callers including CCTV images will be passed to the Police.</p> <p>5) The Challenge 25 proof of age policy will be operated as the proof of age scheme. (See Box E Protection of Children From Harm - Condition 1 for full details.)</p> <p>6) All staff shall be trained on induction and given refresher training at a minimum of six monthly intervals. (see Box E Protection of Children From Harm - Condition 4 for full details.)</p> <p>7) All "off sales" of alcohol shall be provided in sealed containers and taken away from the premises.</p> <p>8) No beers, lagers, stouts or ciders above 6.5% ABV (alcohol by volume) except for Nigerian Guinness (7.5% ABV) shall be sold at the premises.</p> <p>9) No single cans of beer, lager, stout or cider in cans of less than 500 ml (millilitres) or single bottles of beer, lager, stout or cider in bottles of less than 330 ml (millilitres) may be sold in a single transaction.</p> <p>10) No spirits shall be sold in bottles of less than 10cl (centilitres).</p> <p>11) All spirits must be displayed behind the counter and all other alcohol shall be displayed in clear line of sight of the counter.</p> <p>12) All displays of alcohol must be specifically covered by CCTV at all times.</p> <p>13) A maximum of 20% of the retail display space may be used for the display of alcohol at any time.</p> <p>14) All alcohol not on display will be stored in a lockable store.</p> <p>15) The premises will actively engage with and work with the local Police Team and the Police and Council Licensing Teams.</p> <p>16) Invoices or copies of all invoices relating to all alcohol and tobacco goods shall be kept on the premises for at least a year after the date of purchase. Alcohol and tobacco must never be purchased from a cold caller to the shop.</p>
--	---

c) public safety

	<p>A Fire Risk Assessment and Emergency Plan will be prepared and regularly reviewed. All staff will receive appropriate fire safety training and refresher training.</p>
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d) the prevention of public nuisance

	<p>1) Relevant notices shall be clearly displayed by the entry / exit door and behind the counter as appropriate. (See Box B Prevention of Crime &amp; Disorder - Condition 4 for full details.)</p> <p>2) Management and staff will proactively discourage persons from drinking or loitering outside the shop both by monitoring the CCTV system &amp; physical checks, politely asking persons drinking or loitering outside the shop to leave the shop front and area quietly.</p> <p>3) The shop front will be kept tidy at all times and shall be swept at close.</p> <p>4) No deliveries will be received or removal of rubbish especially glass take place between 20.00 and 08.00 daily.</p>
--	---

e) the protection of children from harm

	<p>1) The Challenge 25 proof of age policy will be operated and only a photographic driving licence, a valid passport, a valid UK Armed Forces photographic identity card with the bearer's photograph on it or Home Office approved proof of age card with the bearer's photograph and the PASS logo / hologram on it will be accepted as proof of age.</p> <p>2) Refusals of the sale of alcohol must be recorded in the relevant section of the Incident Book.</p> <p>3) Relevant notices will be displayed by the entry / exit door and behind the counter as appropriate. (See Box B Prevention of Crime &amp; Disorder - Condition 4 for full details.)</p> <p>4) All staff will be trained for their role on induction and be given refresher training at minimum intervals of six months thereafter. Training will include the operation of the CCTV System, operation of the Challenge 25 proof of age scheme, including identifying persons under 25, making a challenge, acceptable proof of age, making and recording a refusal, avoiding proxy sales and sales to intoxicated persons, avoiding conflict, responsible alcohol retailing and safeguarding children.</p> <p>5) Written training records will be kept for all staff members and made available to Police or Authorised Officers on request.</p> <p>6) Unless an EPOS till system is in use, a manual till prompt will be displayed by each till to remind staff to check proof of age where appropriate.</p>
--	--

Guidance note 10

Please list here steps you will take to promote all four licensing objectives together.

Please upload a plan of the premises

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Please upload any additional information i.e. risk assessments

--	--

Checklist

	<p>I have enclosed the plan of the premises.          I understand that if I do not comply with the above requirements my application will be rejected.          I understand that I must now advertise my application (In the local paper within 14 days of applying)</p>
--	--

Home Office Declaration

Please tick to indicate agreement

	I am not a company or limited liability partnership
--	---

Proof of Entitlement to work in the UK

Please upload your proof of entitlement to work in the UK or share code issued by the Home Office online right to work checking service. (Please see guidance below)

--	--

Guidance notes

Declaration

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership]

I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK.

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work.

I/We hereby declare the information provided is true and accurate.

I agree to the above statement

	Yes
PaymentDescription	<input checked="" type="checkbox"/>
[REDACTED]	<input type="checkbox"/>
[REDACTED]	<input type="checkbox"/>
[REDACTED]	<input type="checkbox"/>
[REDACTED]	<input type="checkbox"/>

Please provide name of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 12). If completing on behalf of the applicant, please state in what capacity.

Full name	[REDACTED]
Date (DD/MM/YYYY)	05/11/2020
Capacity	AUTHORISED LICENSING CONSULTANT

Where the premises licence is jointly held, enter the 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (guidance note 13). If completing on behalf of the applicant state in what capacity

Full name	
Date (DD/MM/YYYY)	
Capacity	

Contact name (where not previously given) an address for correspondence associated with this application (please read guidance note 14)

Contact name and address for	[REDACTED]
------------------------------	------------

correspondence	[REDACTED]
Telephone No.	[REDACTED]
If you prefer us to correspond with you by e-mail, your email address (optional)	[REDACTED]

**GUIDANCE NOTES**

12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.

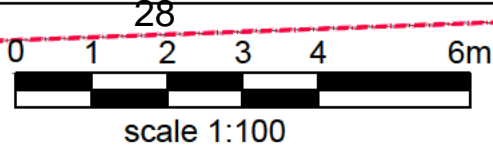
13. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.

14. This is the address which we shall use to correspond with you about this application.

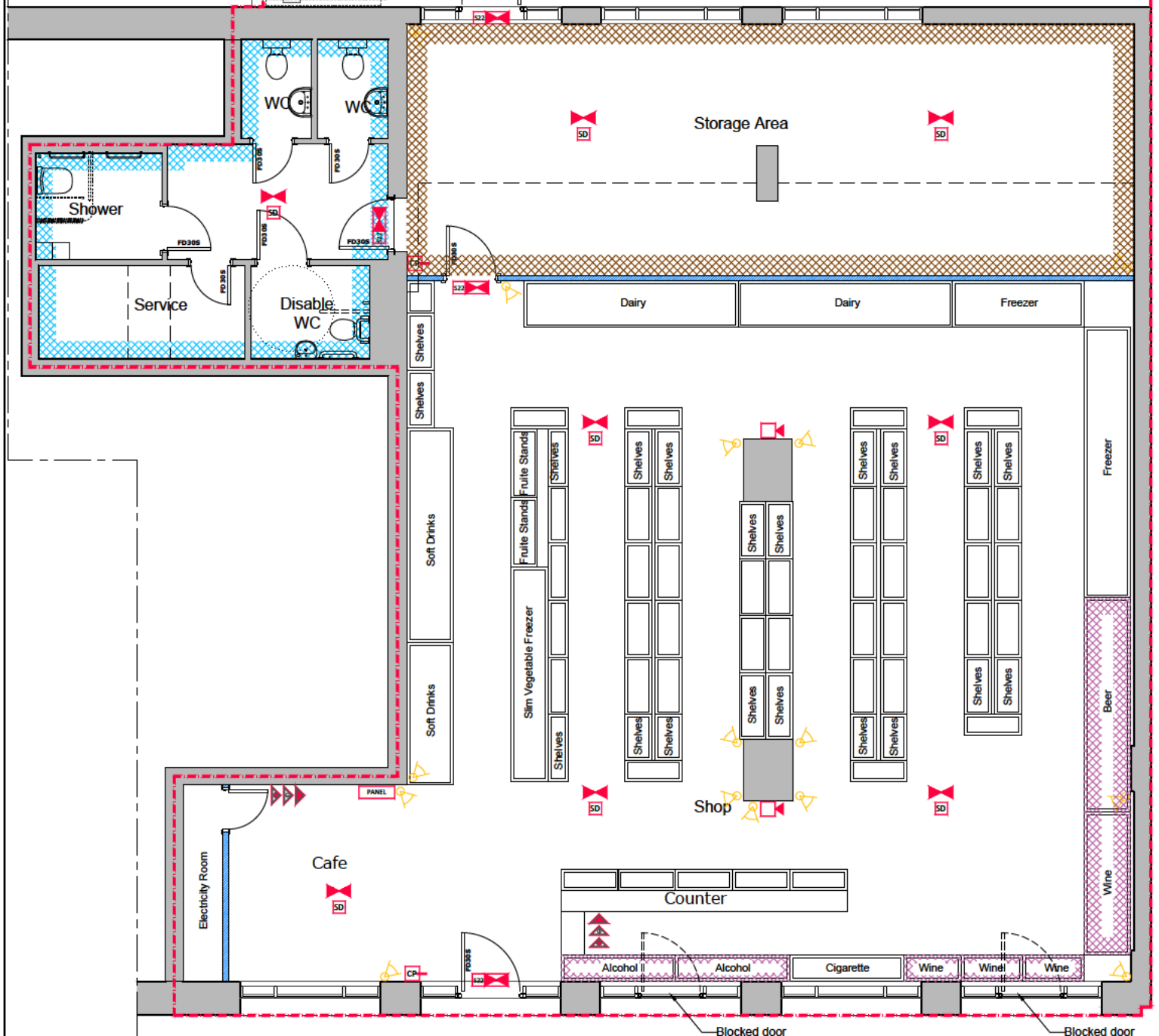
IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

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.



- Notes**
- 1- This drawing is not for construction
  - 2- All Dimension are in millimeters
  - 3- Dimensions are not to be scaled directly from drawings
  - 4- All dimensions are to be checked on site and the Architect is to be inform of any discrepancies before construction commences
  - 5- All references to drawings refer to current revision of that drawing
  - 6- The Copyright of this drawing belongs to Architectural Design Point Limited.



## GROUND FLOOR PLAN

**LEGEND**

- AMBIT OF LICENSED PREMISES
  - LIQUOR STORAGE
  - LIQUOR SALES
  - WC, PASSAGEWAY, ETC
  - X SAFETY LIGHTING
  - HEAT DETECTOR
  - SMOKE DETECTOR
  - ▲ CARBON DIOXIDE FIRE EXTINGUISHER
  - ▲ 9L WATER FIRE EXTINGUISHER
  - ▲ FOAM FIRE EXTINGUISHER
  - ▲ FIRE BLANKET
  - ▲ WET CHEMICAL FIRE EXTINGUISHER
  - INTERNALLY ILLUMINATED FIRE ESCAPE SIGN (BS 5266)
  - 30min FIRE RESISTANCE DOOR (fire door to have intumescent strips and self closer)
  - CALL POINT FIRE ALARM (BS 5839)
  - FIRE SOUNDER
  - ALARM PANEL
  - 📡 CCTV OPERATING SYSTEM
- TOTAL AREA: 329.6 m<sup>2</sup>

Rev.	Date	Revisions
<b>FOR LICENSING</b>		
Client		Mr Mehmed Boztepe
Project		1 Varcoe Rd, London, SE16 3FS
Scale	1/100@A4	Date 10/2020
Drawn By	IC	Checked By HC
Project No	201015-01	Drawing No A101
		Revision -
Drawing title		
<b>Ground Floor Plan</b>		

**Party 1**

From:

Sent: Tuesday, November 17, 2020 1:24 PM

To: Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

Subject: Objection to application 873753 under the Licensing Act 2003

Hello,

I am formally writing to object to the application for a premises to sell alcohol under the application listed above, at 1 Varcoe Road, London, SE16 3FS.

I own a flat in the residential component of this building, which is located the planned premises. I feel that in general, a shop located in the neighbourhood, operating at restricted hours in a manner which doesn't cause disturbance to residents, could be a positive addition to the area. However, I have read through the application and believe that the applicant has not made sufficient provision to mitigate concerns in several areas of the 4 licensing objectives:

- prevention of crime and disorder: the premises are located on a very narrow dead end street. This will be one of the closest businesses to the Millwall Football ground that will sell alcohol and there is no plan to mitigate any risks associated with disorder that may be caused due to this proximity. Simply having CCTV coverage is not a proactive way of dealing with potential crime and disorder.
- prevention of public nuisance: again, the premises are located in an entirely residential, narrow, dead end street. There is no mitigation or plan listed for how deliveries will be made, there is an enormous construction project taking place next to this building which is already causing access issues to Varcoe Road, and the hours planned to sell alcohol are, in my opinion, far too late for a property located directly under a residential structure. There is no canopy or noise abatement planned from what I can see, so all residences at 1 Varcoe Road located above this premises, as well as all properties located across the street (Batwa House) will be subjected to noise at unsociable hours. The application states that staff working in the shop will be 'politely asking persons drinking or loitering outside the shop to leave the shop front and area quietly.' I don't believe this is sufficient mitigation to an issue this premises may create, that currently doesn't exist in the neighbourhood. There is no plan listed anywhere for managing what will likely be a large amount of rubbish appearing in the streets outside.
- public safety: again, there is no plan listed for managing deliveries on what is a very narrow residential street. How will deliveries occur without the narrow pavement being blocked? How will access and movement on the pavement be guaranteed for users with mobility issues? There is no access to the proposed premises other than from a single door from the street- the other doors on the street are shown on the plan as blocked. How will rubbish collection, litter and



recycling be dealt with? What does the applicant propose to make the business 'Covid-secure' with such a limited outside space?

- protection of children from harm: other than the standard 'Challenge 25' text in the application, how will the applicant be discouraging children from accessing alcohol and tobacco? Does this area need another shop selling these products? How will children be protected from an increase in traffic due to deliveries, early/late opening hours, and football matches?

In short, I believe only some kind of structural noise abatement (in the form of a solid canopy extending above the entrance of the premises along the entire frontage of the building) and reduction of alcohol selling times to (a maximum of) 1000-2000 every day would be the bare minimum acceptable measures needed to make this application work for affected residents.

I do hope this gives the council some serious thought on reconsidering any plans to grant this license for the hours intended without any significant mitigation to the high likelihood of noise, disorder and public nuisance issues.

Don't hesitate to contact me if you require any further information.

Kind regards,

**Party 2**

From:

Sent: Monday, November 30, 2020 6:16 AM

To: Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

Subject: Rejection Petition of application 873753 - Nisa, 1 Varcoe Road, SE16 3FS

To whom it may concern,

Please find attached a petition of 23 signatures of the residents of the building regarding application 873753 about NISA, 1 Varcoe Road.

Whilst residents are supportive of the store they are objecting on the grounds as it currently stands as it may lead to causing a public nuisance and lead to additional crime and disorder as well as public safety concerns.

Residents are calling for the committee to ask the applicant to ensure:

1. Loading and unloading of goods to be from 08:00-20:00 (this isn't clear on the application and could be read either way)

2 The reduction of opening hours to 08:00-20:00 Monday-Sunday. Residents will be living above the shop and the trickle vents in the building mean that the sound from street level can travel up to the sixth/seventh floor. If there is a way the council could ensure the owner takes action to minimise the sound (by introducing a shop front canopy would be really welcome). NB: 22 residents supported this.

As a resident living directly above the shop, I have concerns about the "cafe" as any cooking appliances introduced into the shop may render my mortgage void or prevent reselling the property in the future but i will highlight this directly in my own personal letter to the committee.

I would be grateful if the committee could consider this petition. I'm certain we would have received more signatures but unfortunately due to lockdown this restricted us. I'll write separately making my own individual representation.

Kind regards,

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

From:

Sent: Monday, November 30, 2020 9:04 PM

To: Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

Cc: Akoto, Evelyn <[Evelyn.Akoto@southwark.gov.uk](mailto:Evelyn.Akoto@southwark.gov.uk)>; Situ, Michael

<[Michael.Situ@southwark.gov.uk](mailto:Michael.Situ@southwark.gov.uk)>; Livingstone, Richard

<[Richard.Livingstone@southwark.gov.uk](mailto:Richard.Livingstone@southwark.gov.uk)>

Subject: Representation against license application - Nisa, Varcoe Road, ref - 873753

To whom it may concern,

I wish to make my own representation against the above planning application on the grounds that it will:

- A. Creates public safety concerns
- B. Causes a public nuisance
- C. Attract additional crime and disorder to the area

Public safety concerns

What concerns me the most is this application mentions a cafe. As residents live directly above the shop, any cooking appliances installed will lead to additional fire risks and will prevent mortgages being offered on the property in the future. This is of serious concern, particularly when residents were told that the property below was built and designed for office space. In order to reduce the safety risks i would welcome the committee to request there is no cafe in the below building.

Public Nuisance

As a resident who lives directly above the building I welcome a Nisa however I am concerned that the loading hours (which aren't clear in the application) will be at all times of the night which will be disruptive to residents. The long hours of the shop 07:00-23:00 Monday - Saturday will also be disruptive for many residents. The trickle vents in our building means that sound from the ground level can travel to the sixth/seventh floor, reducing the hours will help to minimise the impact of this.

Crime and Disorder

Increased footfall to the area will no doubt bring additional antisocial behaviour problems. The application appears to be expecting this when it says it mentions that it will encourage people not to loiter. As many residents of the pocket home in Varcoe Road live alone, and many like myself, are young women, it will be seriously intimidating to walk past large crowds, particularly on match days (which is mainly men) or when it's dark, especially in the winter. This will also lead to additional littering in the area and no indication that a bin will be provided by the shop or council to tackle this.

## Proposed solutions

Public safety - ensuring no cooking equipment is installed to the Nisa. This will be a direct fire risk for myself and residents living above the shop and in the worst case, will prevent the properties from receiving mortgages in the future. A cafe should not be part of this application.

Public nuisance - confirmation the loading hours will be from 08:00-20:00 Monday - Sunday. (This wasn't clear in the application). Reducing the opening hours to minimise disruption to residents from 08:00-20:00 Monday-Sunday, this will prevent late night loitering.

Crime & Disorder - I would be grateful if a bin could be provided to encourage members of the public to not litter (placed directly away from above residents flats - closer to the end of the street at the junction of Varcoe / Verney road)

A cover / canopy over the shop would be much better suited to help tackle the noise issues.

Moving the door entrance to the end of the building. At the moment on the plan submitted in the application, the door is directly above my bedroom and the other door would be directly above my neighbour's bedroom. Having the door at the end of the building won't address all the issues but would most likely help to minimise the noise.

I am supportive of the principle of a Nisa but would like to see these additions to tackle these issues. I, and I'm sure other residents, would be more than happy to work with the owner to address these issues.

I am copying in my local ward councillors for awareness and passing on a copy to the free holder.

Many thanks,

**NISA, 1 VARCOE ROAD, SE16 3FS APPLICATION: 873753 – OBJECTION TO APPLICATION IN ITS CURRENT FORM AS IT WILL CONTRIBUTE TO: CAUSING A PUBLIC NUISANCE AND MAY LEAD TO CRIME AND DISORDER AND PUBLIC SAFETY CONCERNS**

**PETITION TO REDUCE OPERATIONAL HOURS AND CONFIRMATION THAT LOADING HOURS WILL NOT DISRUPT RESIDENTS**

**ABOUT THE PETITION:** Nisa has requested to open a store at 1 Varcoe Road, London, SE16 3FS, the opening hours will be from 07:00-23:00 Monday Friday and 08:00 until 20:00 on Sunday.

Whilst a new store is welcome to the area, the opening and closing hours and the unloading/loading of goods could be disruptive to residents. This petition objects to this application as it currently stands, under the following grounds that it will contribute to:

- Causing a public nuisance
- Attract additional footfall which may lead to crime and disorder and public safety concerns

Residents below are calling on Southwark Council Licensing Committee to amend the application to ensure:

- The loading and unloading of goods, including alcohol, in the residential area is from **08:00-20:00 Monday - Sunday**

AND/OR

- There is a reduction in opening hours to **08:00-20:00 Monday to Friday** in order to prevent early morning disruption and late night loitering in a residential area

Name	First line of address	Postcode	Signature & Date	I am calling for reduced opening hours from 08:00-20:00 Monday to Friday (Please Tick)	I would like confirmation that the loading and unloading of goods, including alcohol, is from 08:00-20:00 Monday-Sunday (Please Tick)
[Redacted]				✓	✓
				✓	✓

**Data protection**

By signing this petition, you are giving consent to pass on the above information to Southwark Council Licensing Committee, your details will not be passed onto any additional third parties and will be discarded by the organiser of this petition once this has been submitted to the Committee in December 2020. To receive updates on this matter please email: [Redacted]

NISA, 1 VANCE ROAD, SE16 3FS APPLICATION: 873753 - OBJECTION TO APPLICATION IN ITS CURRENT FORM AS IT WILL CONTRIBUTE TO: CAUSING A PUBLIC NUISANCE

AND MAY LEAD TO CRIME AND DISORDER AND PUBLIC SAFETY CONCERNS

PETITION TO REDUCE OPERATIONAL HOURS AND CONFIRMATION THAT LOADING HOURS WILL NOT DISRUPT RESIDENTS

Name	First line of address	Postcode	Signature & Date	I am calling for reduced opening hours from 08:00-20:00 Monday to Friday (Please Tick)	I would like confirmation that the loading and unloading of goods, including alcohol, is from 08:00-20:00 Monday-Sunday (Please Tick)
[Redacted]	[Redacted]	[Redacted]	[Redacted]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
[Redacted]	[Redacted]	[Redacted]	13/11	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
[Redacted]	[Redacted]	[Redacted]	15/11/20	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
[Redacted]	[Redacted]	[Redacted]	15/11/20	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
[Redacted]	[Redacted]	[Redacted]	18/11/20	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

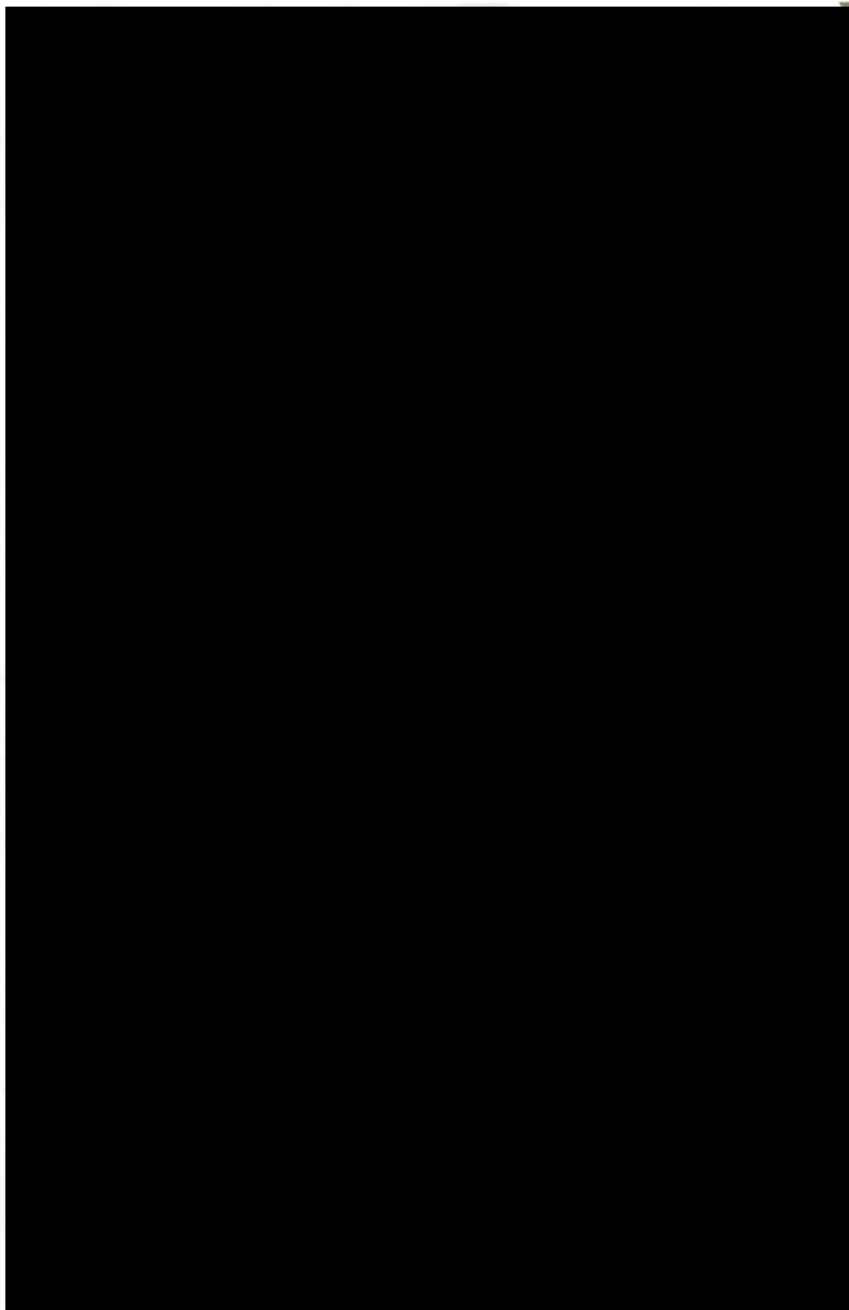
**Data protection**

By signing this petition, you are giving consent to pass on the above information to Southwark Council Licensing Committee, your details will not be passed onto any additional third parties and will be discarded by the organiser of this petition [Redacted] once this has been submitted to the Committee in December 2020. To receive updates on this matter please email [Redacted]

USA

AND SET6 3FS APPLICATION: 873753 - OBJECTION TO APPLICATION IN ITS CURRENT FORM AS IT WILL CONTRIBUTE TO: CAUSING A PUBLIC NUISANCE  
AND MAY LEAD TO CRIME AND DISORDER AND PUBLIC SAFETY CONCERNS  
PETITION TO REDUCE OPERATIONAL HOURS AND CONFIRMATION THAT LOADING HOURS WILL NOT DISRUPT RESIDENTS

and second name First line of address Postcode Signature & Date



15/11/20	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
15/11/20	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
15 NOV 2020	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
15 NOV 2020	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
16/11/2020	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

**Data protection**  
By signing this petition, you are giving consent to pass on the above information to Southwark Council Licensing Committee, your details will not be passed onto any additional third parties and will be discarded by the organiser of this petition  
updates on this matter please email: [redacted] once this has been submitted to the Committee in December 2020. To receive

USA, 1 YARCOE ROAD, SE16 3FS APPLICATION: 873753 – OBJECTION TO APPLICATION IN ITS CURRENT FORM AS IT WILL CONTRIBUTE TO: CAUSING A PUBLIC NUISANCE AND MAY LEAD TO CRIME AND DISORDER AND PUBLIC SAFETY CONCERNS

PETITION TO REDUCE OPERATIONAL HOURS AND CONFIRMATION THAT LOADING HOURS WILL NOT DISRUPT RESIDENTS

Name	First line of address	Postcode	Signature & Date			
[Redacted]				15/11/2020	I am calling for reduced opening hours from 08:00-20:00 Monday to Friday (Please Tick) ✓	I am calling for operational hours to be from 06:00-20:00 Monday – Friday and 08:00-20:00 Saturday and Sunday (Please Tick) ✓
				17/11/20	✓	✓
				17/11/20	✓	✓
				18/11/20	✓	✓
				18/11/20	✓	✓

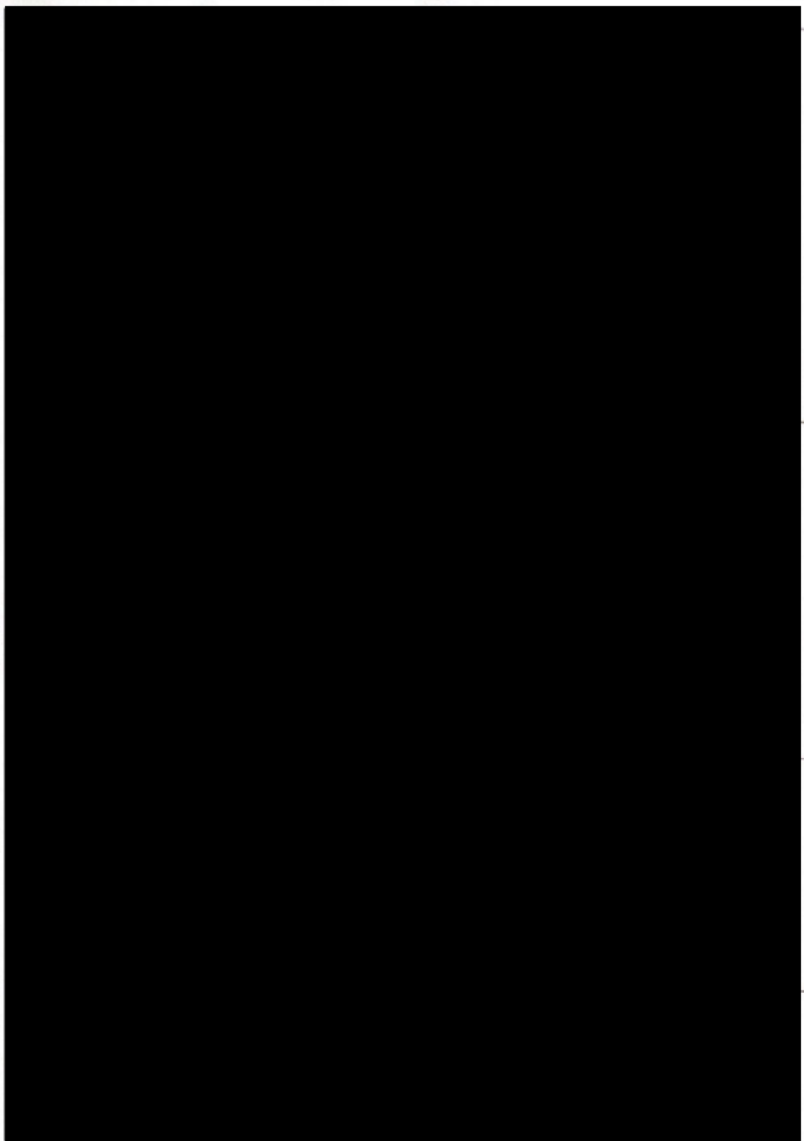
**Data protection**

By signing this petition, you are giving consent to pass on the above information to Southwark Council Licensing Committee, your details will not be passed onto any additional third parties and will be discarded by the organiser of this petition [Redacted] once this has been submitted to the Committee in December 2020. To receive updates on this matter please email [Redacted]



NISA, J VARGOE ROAD, SE16 3ES APPLICATION: 873753 - OBJECTION TO APPLICATION IN ITS CURRENT FORM AS IT WILL CONTRIBUTE TO CAUSING A PUBLIC NUISANCE AND MAY LEAD TO CRIME AND DISORDER AND PUBLIC SAFETY CONCERNS

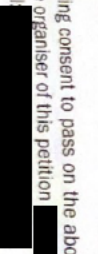
PETITION TO REDUCE OPERATIONAL HOURS AND CONFIRMATION THAT LOADING HOURS WILL NOT DISRUPT RESIDENTS



Name	First line of address	Postcode	Signature & Date
------	-----------------------	----------	------------------

	I am calling for reduced opening hours from 08:00-20:00 Monday to Friday (Please Tick)	I would like confirmation that the loading and unloading of goods, including alcohol, is from 08:00-20:00 Monday-Sunday (Please Tick)
20/11/20	✓	✓
20/11/20	✓	✓
20/11/20	✓	✓
20/11/20	✓	✓

Data protection  
By signing this petition, you are giving consent to pass on the above information to Southwark Council Licensing Committee, your details will not be passed onto any additional third parties and will be discarded by the organiser of this petition



once this has been submitted to the Committee in December 2020. To receive updates on this matter please email:

ISA, 1 VARCOE ROAD, SE16 3FS APPLICATION: 873753 – OBJECTION TO APPLICATION IN ITS CONTRIBUTION TO: CAUSING A PUBLIC NUISANCE  
AND MAY LEAD TO CRIME AND DISORDER AND PUBLIC SAFETY CONCERNS  
PETITION TO REDUCE OPERATIONAL HOURS AND CONFIRMATION THAT LOADING HOURS WILL NOT DISRUPT RESIDENTS

First and second name	First line of address	Postcode	Signature & Date	I am calling for reduced opening hours from 08:00-20:00 Monday to Friday (Please Tick)	I would like confirmation that the loading and unloading of goods, including alcohol, is from 08:00-20:00 Monday-Sunday (Please Tick)
[Redacted]				24/11	✓

**Data protection**  
By signing this petition, you are giving consent to pass on the details of this petition to the Licensing Committee, your details will not be passed onto any additional third parties and will be discarded by the organiser of this petition once this has been submitted to the Committee in December 2020. To receive updates on this matter please email: [Redacted]

✓

**Party 3****From:****Sent:** Monday, November 23, 2020 10:23 AM**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>**Subject:** URGENT: Licence application no. 873753

PRIVATE &amp; CONFIDENTIAL

Dear sirs

**Licence Application no. 873753 for NISA by Mr Boztepe**<http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=873753>

I write regarding the above proposed Licence Application made by Mr Boztepe for a NISA local store at Ground Floor, 1 Varcoe Road, SE16 3FS. I am a permanent resident and homeowner of a property on the first floor of 1 Varcoe Road which is situated directly above the proposed NISA store. I have reviewed the Licence Application and have concerns which I would like to raise for consideration before the final application is approved by Southwark Council.

**My concerns**

## 1. Electricity Room

From looking at the Licence Application Plan linked in the "Application Details" section of the Licence Application, I have observed that my property sits directly above a proposed "Electricity Room". I am most concerned that I will be living and working from home a mere couple of metres away from this Electricity Room and that this will increase the EMF radiation to unsafe levels in my flat, resulting in potential long term health hazards for myself. It may also increase the risk of fire hazards due to electrical faults resulting in a greater risk to my safety, and also a higher cost for my building and contents insurance. A more appropriate location for this Electricity Room, which is not close to where the residents on the first floor of 1 Varcoe Road live, should be considered.

## 2. Café

From reading the "Trading name and address" of the Licence Application, my understanding is that a NISA local store, which is a grocery store, is proposed to occupy the commercial space. However, in the Licence Application Plan, a cafe has been included in the South-East corner of the plot. This cafe is directly below my property. In my experience of visiting many NISA stores over the past years, I have never known there to be a cafe included as part of one. My concern is that the introduction of the sale of hot food and drinks in the commercial space directly

below me will increase the price of building and contents insurance for my property. It will also negatively impact future mortgage approvals in the event of resale of my property since lenders are generally unwilling to provide lending for properties situated above commercial spaces. Therefore I will be seriously impacted by the introduction of this cafe, to which I generally object, and which is not a regular feature of a NISA local store.

### My requests

BEFORE THIS APPLICATION NUMBER 873753 IS APPROVED I would like to request:

1. As regards the proposed Electricity Room:
  - 1.a. Detailed information about the proposed Electricity Room including, but not limited to, its size and dimensions and exactly what items will be inside there.
  - 1.b. Confirmation that an independent EMF survey will be arranged to be carried out at my property, paid for by the Applicant or Southwark Council, whichever is appropriate, to provide assurance that the EMF radiation will be at a safe level in my home when this Electricity Room is operational.
  - 1.c. Details about the health and safety risk assessments which have been completed and measures taken to ensure that this Electricity Room is built to a satisfactory standard, including adequate fire-proofing.
  - 1.d. That you seriously consider the impact of granting approval for the location of this Electricity Room, given the valid and reasonable concerns I have raised.
  
2. As regards the proposed Cafe:
  - 2.a. Detailed information about the proposed cafe including, but not limited to:
    - 2.a.i. how the cafe would be run and what services it would offer;
    - 2.a.ii. what types of food and drink items would generally be sold; and
    - 2.a.iii. what appliances would be installed (such as hot drinks machines, gas stoves, heated food display cabinets etc.).
  - 2.b. Details of any proposed restaurant or takeaway services in the cafe space.
  - 2.c. That you seriously consider the impact of granting approval for this cafe, given the valid and reasonable concerns I have raised.

Please can you consider my above concerns and requests carefully and provide your answers in writing at this email address? If there is a different department or contact for dealing with these matters, please can you pass on my email promptly so that my requests can be actioned as soon as possible and before the above Licence Application is approved?

I am most grateful for your assistance and appreciate your valuable time.

Yours faithfully

**From:****Sent:** Friday, December 04, 2020 10:38 AM**To:** Krishnan, Anusyutha**Subject:** Re: FYI objection letter 873753

Hello Anusyutha

My address is:

Apartment

Please also apply this address to my previous email to you which I sent on 23 November at 10:23, sent from this email address [\\_\\_\\_\\_\\_](#), containing the subject line "URGENT: Licence application no. 873753". Please confirm receipt of this email otherwise I can send you another copy.

Many thanks

**Party 4**

From:

Sent: Thursday, December 3, 2020 8:42 PM

To: Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

Subject: Shop opening Varcoe Road

To whom it may concern,

I wish to make my own representation against the above planning application on the grounds that it will:

- A. Create public safety concerns
- B. Causes a public nuisance
- C. Attract additional crime and disorder to the area

#### Public safety concerns

What concerns me the most is this application mentions a cafe. As residents live directly above the shop, any cooking appliances installed will lead to additional fire risks and will prevent mortgages being offered on the property in the future. This is of serious concern, particularly when residents were told that the property below was built and designed for office space. In order to reduce the safety risks I would welcome the committee to request there is no cafe in the below building.

#### Public Nuisance

As a resident who lives directly above the building I welcome a Nisa however I am concerned that the loading hours (which aren't clear in the application) will be at all times of the night which will be disruptive to residents. The long hours of the shop 07:00-23:00 Monday - Saturday will also be disruptive for many residents. The trickle vents in our building means that sound from the ground level can travel to the sixth/seventh floor, reducing the hours will help to minimise the impact of this. I also work in Healthcare and feel that the long hours will be disruptive to sleep which is essential after long shifts.

#### Crime and Disorder

Increased footfall to the area will no doubt bring additional antisocial behaviour problems. The application appears to be expecting this when it says it mentions that it will encourage people not to loiter. This will also lead to additional littering in the area and no indication that a bin will be provided by the shop or council to tackle this.

## Proposed solutions

Public safety - ensuring no cooking equipment is installed to the Nisa. This will be a direct fire risk for myself and residents living above the shop and in the worst case, will prevent the properties from receiving mortgages in the future. A cafe should not be part of this application.

Public nuisance - confirmation the loading hours will be from 08:00-20:00 Monday - Sunday. (This wasn't clear in the application).

Reducing the opening hours to minimise disruption to residents from 08:00-20:00 Monday-Sunday, this will prevent late night and early morning loitering.

Crime & Disorder - I would be grateful if a bin could be provided to encourage members of the public to not litter (placed directly away from above residents flats - closer to the end of the street at the junction of varcoe/Verney road)

A cover / canopy over the shop would be much better suited to help tackle the noise issues.

I am supportive of the principle of a Nisa but would like to see these additions to tackle these issues. I, and I'm sure other residents, would be more than happy to work with the owner to address these issues.

I am copying in my local ward councillors for awareness and passing on a copy to the free holder.

Many thanks,

**Party 5****From:****Sent:** Thursday, December 3, 2020 8:41 PM**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>**Subject:** 1 Varcoe Road Nisa Licencing Issue

To whom it may concern,

I wish to make my own representation against the above planning application on the grounds that it will:

- A. Create public safety concerns
- B. Causes a public nuisance
- C. Attract additional crime and disorder to the area

**Public safety concerns**

What concerns me the most is this application mentions a cafe. As residents live directly above the shop, any cooking appliances installed will lead to additional fire risks and will prevent mortgages being offered on the property in the future. This is of serious concern, particularly when residents were told that the property below was built and designed for office space. In order to reduce the safety risks i would welcome the committee to request there is no cafe in the below building.

**Public Nuisance**

As a resident who lives directly above the building I welcome a Nisa however I am concerned that the loading hours (which aren't clear in the application) will be at all times of the night which will be disruptive to residents. The long hours of the shop 07:00-23:00 Monday - Saturday will also be disruptive for many residents. The trickle vents in our building means that sound from the ground level can travel to the sixth/seventh floor, reducing the hours will help to minimise the impact of this.

**Crime and Disorder**

Increased footfall to the area will no doubt bring additional antisocial behaviour problems. The application appears to be expecting this when it says it mentions that it will encourage people not to loiter.

**Proposed solutions**

Public safety - ensuring no cooking equipment is installed to the Nisa. This will be a direct fire risk for myself and residents living above the shop and in the worst case, will prevent the properties from receiving mortgages in the future. A cafe should not be part of this application.



Public nuisance - confirmation the loading hours will be from 08:00-20:00 Monday - Sunday. (This wasn't clear in the application).

Reducing the opening hours to minimise disruption to residents from 08:00-20:00 Monday-Sunday, this will prevent late night and early morning loitering.

Crime & Disorder - I would be grateful if a bin could be provided to encourage members of the public to not litter (placed directly away from above residents flats - closer to the end of the street at the junction of varcoe/Verney road)

A cover / canopy over the shop would be much better suited to help tackle the noise issues.

I am supportive of the principle of a Nisa but would like to see these additions to tackle these issues. I, and I'm sure other residents, would be more than happy to work with the owner to address these issues.

Many thanks,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

04/01/21

Dear Sir / Madam,

### **Nisa 1 Varcoe Road / Licensing Hearing**

We are acting for Mr Boztepe of Nisa 1 Varcoe Road and will be representing our client at the Virtual Licensing Hearing on 28th January.

The Varcoe Road Nisa store, which is now open to the public, has been fitted out and will be maintained to a high standard which is monitored by the Nisa Brand. Our client is an experienced operator and currently successfully operates another Nisa store .

We have read the residents representations and concerns. We would like to address the following points raised by residents:

1) Deliveries to the premises will only take place between 08.00 & 20.00 (8.00 am to 8.00 pm) daily. No deliveries will be received outside of those times so as not to cause disturbance to residents.

The delivery drivers are professional drivers who will be asked to park safely and not to cause an obstruction.

2) The electricity room is where the electricity meters & fuseboards for the premises are located. The location and function of the electricity room has not caused any concern to the statutory authorities (London Fire & Rescue Service and the Council's Health & Safety Team). Our client who is the operator of the Nisa store is satisfied that the electrical system within the Nisa Store is safe for customers, staff and residents alike and that there is no need to relocate it.

3) There is not going to be a cafe at the Nisa store. There will be provision of a coffee machine and a display area for cakes, paninis, croissants etc for customers to buy to take away. There will be no seating for customers on the premises or outside and no cooking facilities. There will also be no food cooked on the premises.

4) Measures are in place to monitor the shop frontage and to deter people loitering outside. Appropriate signage will be displayed by the entry / exit door asking customers to respect residents and not to loiter or drink outside the premises. The shop frontage is also covered by the CCTV system which is monitored by management & staff and persons loitering or drinking outside will be politely asked to leave the shop frontage and vicinity quietly. Our client considers that these measures will address the issues raised regarding the footpath and people loitering.

There is no intention to install a canopy in front of the premises.

5) Our client does not anticipate any specific problems with Millwall football supporters but he will be monitoring the situation on match days, taking into account any advice received from the Metropolitan Police Service and if any issues are anticipated will have an SIA licensed retail guard on duty.

6) Our client will provide a suitable litter bin, which will be emptied regularly, towards the junction with Verney Road.

7) The requested permitted (licensed hours) for the sale of alcohol are considered to be moderate and necessary for the viability of the shop. We consider that the decision as to the permitted hours will have to be left to the Licensing Sub Committee.

8) For clarity the opening hours of the premises are not licensable but they are currently the same as the requested licensed hours. The current stated opening hours are to be maintained

9) Our client will provide an additional measure to reassure residents by displaying a telephone number for them to contact the shop with any concerns. The number will also be passed via the Council to the residents who wrote individual letters of objection.

If you would like to discuss your representation and concerns with us by way of attempting mediation please feel free to contact us. We are willing to contact you if you prefer.

Yours faithfully,

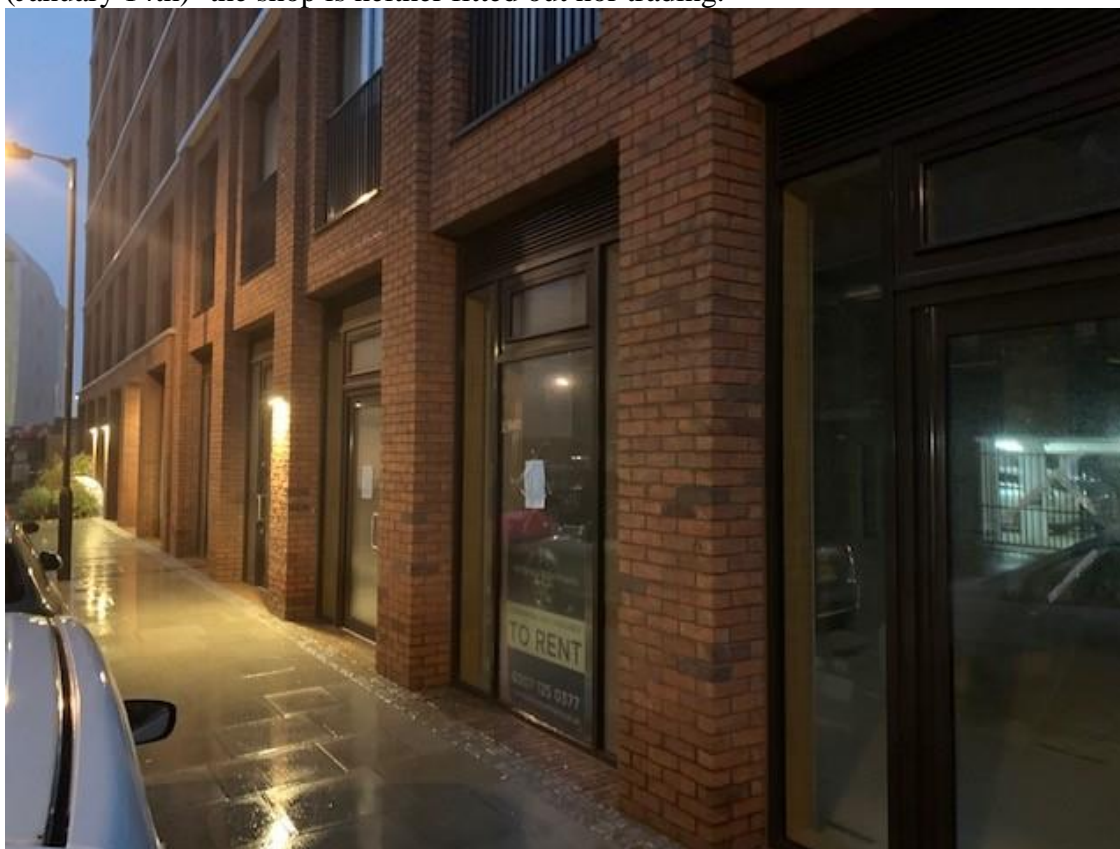
██████████

**From: PARTY 1****Sent:** Thursday, January 14, 2021 12:03 PM**To:** McArthur, Wesley <Wesley.McArthur@southwark.gov.uk>**Subject:** Re: Application for a premises licence: Nisa, 1 Varcoe Road, London, SE16 3FS (ref': 873753)  
- Old Kent Road ward (Loc ID 189339)

Dear Wesley,

Thank you for your email. I take issue with several of the responses from the applicant's representative, and will reiterate some of my concerns that have not been addressed below.

- This letter (which is dated 04 January 2021) states that the shop is open to the public and has been fitted out. This is not the case, and was certainly not the case on January 4th. The works on the shop have only begun in the last few days, it is nowhere near ready to open. This error calls into question, in my mind, many of the subsequent statements made by GT Licensing Consultants. This is a photo taken this morning (January 14th)- the shop is neither fitted out nor trading.



- Point 1- deliveries. There is nothing in this statement to address how deliveries will be made to the premises. The premises are located on a very narrow, dead end, residential street. There is nowhere for any HGVs to park, so deliveries will be causing nuisance. Additionally, there is nowhere to store delivery cages/boxes/bins etc outside the shop on the narrow pavement without causing obstruction. I have attached a photo of a nearby Nisa shop which has outside storage for these items. There is no access to 1 Varcoe Road shop other than through the single front door as outlined on the plans, how does the applicant propose to keep the pavement clear outside?



- 
- Point 2- electricity room. I have no comments on this point.
- Point 3- cafe. This was obviously raised as there is clearly a 'cafe area' outlined on the plans provided to the council. Are the plans actually correct?
- Point 4- loitering/noise- I do not consider signage alone an effective deterrent to keep customers from loitering outside the premises. As most people are aware, shops aren't even able to get all customers to wear face coverings during the current pandemic, how will a sign asking people not to loiter be effective? Are staff actually going to be asking people to disperse? Again, I point to the example of face covering enforcement- small shops are claiming they are unable to enforce this, so how will loitering be dealt with? Regarding the noise and refusal to install any sort of barrier between the premises and residential flats, I again will point out that this is a very narrow street hemmed in by buildings on both sides. Sound already reverberates in the street, any additional noise generated from this shop trading will absolutely be heard by all residents on both sides of the street. The building that the shop premises are located in is completely flat fronted. With nothing to stop noise from travelling up the front of the structure, residents are definitely going to experience disturbance from the applicant's premises. I have outlined in red below where the shop will be, any noise travels straight up the front of the building directly into large residential property windows. The applicant's refusal to install any sort of sound barrier between the retail premises and residential properties is very disappointing and demonstrates a lack of willingness to engage or cooperate with local residents, in my opinion. I have also attached a photo of the same nearby Nisa shop as above, also located in a residential development. The entrance to this other location sits under an overhang, which gives residents above some degree of isolation from the shop entrance.



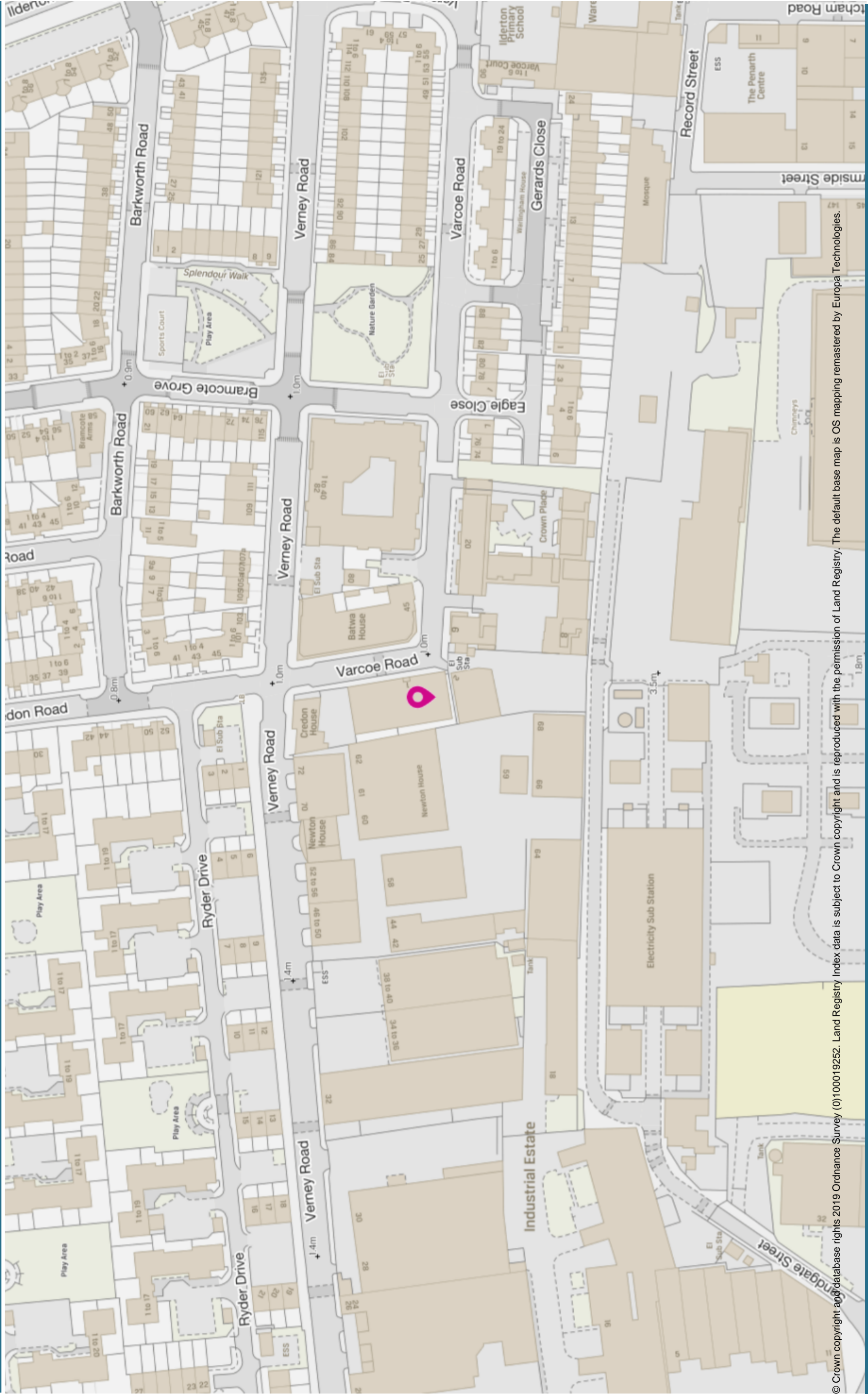


- 
- Point 5- football match days. Will the applicant be actively seeking advice from the Metropolitan police on how to deal with potential disturbances? If not, passively waiting to be given advice is not demonstrating any proactive thinking or concerns for residents, in my opinion.
- Point 6- litter. Who will be responsible for emptying the supplied bin? Is the applicant going to have a contract in place for this to be emptied? How will the bin be sited to ensure access along the pavement?
- Point 7- hours of operation. I feel very strongly that the shop does not need to sell alcohol, or even be open, as late as 2300h six days per week to be viable. This shop is located in an entirely residential street and I consider the potential for disturbance to residents on both sides of the road to be too great, particularly as the applicant is not considering taking any further measures to reduce noise.
- Point 8- I am unclear of what this statement means, can this be further described in the hearing? Again, I feel 2300h is far too late for a business of this type to be operating within a residential building, with no further measures in place to reduce noise transmission up the front of the building.
- Point 9- all residents will need to be supplied a number to contact the shop with concerns. What will the follow up to these concerns be? Will this number simply ring the shop? What measures will be put in place to ensure the applicant is made aware of concerns? Residents will also need to be informed about how to raise concerns with the council.

Please feel free to share this with the applicant's representative, keeping any of my personal details out of any correspondence with them, of course.

Don't hesitate to contact me if you require any further information or clarification on any of my comments or points.

Kind regards



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14-Jan-2021





<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 28 January 2021	<b>Meeting Name:</b> Licensing Sub-Committee
<b>Report title:</b>		Licensing Act 2003: Lassco, Ropewalk and Arches 46 and 48 to 53, 41 Maltby Street, London SE1 3PA	
<b>Ward(s) or groups affected:</b>		London Bridge and West Bermondsey	
<b>From:</b>		Strategic Director of Environment and Leisure	

## RECOMMENDATION

1. That the licensing sub-committee considers an application made by Lassco Ltd for a premises licence to vary the premises granted under the Licensing Act 2003 in respect of the premises known as Lassco, Ropewalk and Arches 46 and 48 to 53, 41 Maltby Street, London SE1 3PA .
2. Notes:
  - a) This application seeks to vary existing licensable activities held under current legislation in respect of the premises known as Lassco, Ropewalk and Arches 46 and 48 to 53, 41 Maltby Street, London SE1 3PA, under Section 34 of the Licensing Act 2003. Existing permitted licensable activities are not the subject of representations and are not under consideration at this meeting. The variation application is subject to representations from responsible authorities and other persons and is therefore referred to the sub-committee for determination.
  - b) Paragraphs 8 to 12 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. A copy of the existing premises licence is attached as Appendix B.
  - c) Paragraphs 13 to 22 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 are attached as Appendix C.
  - d) Paragraph 25 deals with licensed premises within a 100 metre radius of the premises. A map of the area is attached as Appendix E.
  - e) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

## BACKGROUND INFORMATION

### **The Licensing Act 2003**

3. The Licensing Act 2003 provides a regime for:
  - The sale of and supply of alcohol
  - The provision of regulated entertainment
  - The provision of late night refreshment.
4. Within Southwark, the licensing responsibility is wholly administered by this council.
5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:
  - The prevention of crime and disorder
  - The promotion of public safety
  - The prevention of nuisance
  - The protection of children from harm.
6. In carrying out its licensing functions, a licensing authority must also have regard to
  - The Act itself
  - The guidance to the act issued under Section 182 of the Act
  - Secondary regulations issued under the Act
  - The licensing authority's own statement of licensing policy
  - The application, including the operating schedule submitted as part of the application
  - Relevant representations.
7. The premises licence application process involves the provision of all relevant information required under the Act to the licensing authority with copies provided by the applicant to the relevant responsible bodies under the Act. The application must also be advertised at the premises and in the local press. The responsible authorities and other persons within the local community may make representations on any part of the application where relevant to the four licensing objectives.

### **KEY ISSUES FOR CONSIDERATION**

#### **The current premises licence**

8. The current premises licence was issued on 10 November 2020 to Lassco Ltd. The premises licence allows for the following activities and times:
  - Sale by retail of alcohol to be consumed on/off premises:

- Wednesday to Saturday 10:00 to 22:00
- Sunday: 10:00 to 17:00
- Opening hours:
  - Monday and Tuesday: 08:30 to 17:30
  - Wednesday to Saturday: 08:30 to 22:30
  - Sunday: 08:30 to 17:30.

9. A copy of the premises licence is provided as Appendix B.

### **The variation application**

10. On 1 December 2020, Lassco Ltd applied to this Council to vary the premises licence issued in respect of the premises known as Lassco, Ropewalk and Arches 46 and 48 to 53, Maltby Street, London SE1 3PA. The premises is described as railway arches. The application is summarised as follows:

- Sale by retail of alcohol to be consumed on/off premises:
  - Monday to Wednesday: 10:00 to 23 :00
  - Thursday to Saturday:10:00 to 00:00
  - Sun 10:00 to 21:00
- Opening hours:
  - Monday to Wednesday 07:30 to 23 :00
  - Thursday to Saturday: 07:30 to 00:00
  - Sunday: 08:30 to 21:00

11. The variation to the premises application form provides the applicant operating schedule. Parts J, K, L,M, N O and P 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 P 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**

12. The proposed designated premises supervisor is Ian Banfield who has a personal licence issued by Lewisham Council.

### **Representations from responsible authorities**

13. There are representations submitted by the Metropolitan Police Service and licensing as a responsible authority.
14. The police representation state that the premises are situated in a residential area as designated by the Southwark statement of licensing policy 2019-2021. The police advise that the application seeks hours that are not in line with the policy. The recommended closing time in this area is 23:00 hours daily. The police would like to see a reduction in hours in line with the statement of licensing policy.
15. The licensing representation is concerned with public nuisance and the prevention of crime and disorder. The licensing representation states that the premises is situated in a residential area and under the Southwark statement of licensing policy 2019 – 2021 the appropriate closing times for restaurants, public houses, wine bars or other drinking establishments in this area is 23:00 daily. The application seeks hours in excess of the appropriate closing times within the licensing policy for this area. Therefore to promote the licensing objectives licensing ask the applicant to amend the opening hours applied for to bring them in line with the licensing policy, and in turn the licensable activities, allowing half an hour drinking up time for 'on sales' of alcohol.
16. Furthermore, licensing state that the operating schedule is lacking and offers no further control measures to promote the licensing objectives. Therefore due to the limited information provided and in order to promote the objectives licensing request that the applicant provide additional information and also consider conditions to be added to the licence if granted.
17. The representations are attached as Appendix C.

### **Representation from other persons**

18. There are 16 representations from other persons. The residents who live in close proximity to the premises are concerned the new license times would significantly compromise and disturb their lives and sleep. They advise that the current times provide a respectful balance between businesses and residents as they ensure residents are able to get enough sleep and businesses can operate an evening service. Maltby Street Market Ltd is not located on a main road or high street. There is an alley neighbouring a private residence where families and professionals live.
19. The local residents advise that the past few months have seen an influx of visitors to Rope Walk and difficulties containing them. Licensing clauses are frequently broken (drinking from open containers, not containing noise, not using the defined drinking areas when premises are in operation). Extending the hours of operation will make this worse and harder for enforcement to manage. Social distancing measures when premises are in operation means that visitors are increasingly using the pavements as extensions of the premises they visit. There is limited SIA intervention and if the hours are extended, residents will have to suffer longer periods of noise, accumulated

litter, including broken bottles that litter the streets surrounding premises on Rope Walk.

20. Local children have already had an unsettling year and years of disturbed sleep due to antisocial behaviour (ASB). The granting of these variations will increase noise and ASB, along with the anxiety many children living here experience. Schools have closed again and children are being home schooled. Increasing the hours the premises can operate will increase harm to children living in the area
21. The representations are attached as Appendix D.

### **Conciliation**

22. The representations were forwarded to the applicant. An attempt has been made to conciliate in the email attached as Appendix E and as there are still discussions going on, the licensing sub committee will be updated of any developments on 28 January 2021.

### **History of premises**

23. The initial premises licence was granted on 24 May 2012.

### **Complaints**

24. There have been no complaints specifically related to the premises received by the licensing team within the last 12 months.

### **The local area**

25. 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.

#### **Marquis of Wellington PH, 21 Druid Street, SE1**

- Monday to Wednesday until 23.00, Thursday until 00.00, Friday and Saturday until 01.00 and Sunday until 00.00

#### **Elmadero, Railway Arch 840, 30 Druid Street, London SE1**

- Monday to Sunday until 23.00

#### **Southwark Brewing Company Limited, 46 Druid Street, London SE1**

- Monday to Sunday until 23.00

#### **Doodle Bar, 60 Druid Street, London SE1**

- Sunday to Thursday until 00:00 and Friday and Saturday until 01:00

**St John Bakery Company Ltd, 72 Druid Street, London SE1**

- Monday to Sunday until 23:00

**Bea's of Bloomsbury Railway Arch, 76 Druid Street, London SE1**

- Monday to Sunday until 22:00

**Speckmobile Railway Arch, 76 Druid Street, London SE1**

- Monday to Saturday until 23:00 and Sunday until 22:30

**Maltby Restaurant, 40 Maltby Street, London SE1**

- Wednesday to Saturday until 01:00 and Sunday until 17:30

**Hawkes, 92 Druid Street, London SE1**

- Monday to Sunday until 23:00

**Anspach & Hobday, 116 - 118 Druid Street, London SE1**

- Monday to Sunday until 23:00

**Lemporio, 134 Druid Street, London SE1**

- Sunday to Wed until 22:00 and Thursday to Saturday until 23:00

**Thames Takeaway, 140 Tanner Street, London SE1**

- Sunday to Thursday until 00:00 and Sunday until 00:30

**Ronnies Supermarket, 116-118 Tanners Street, London SE1**

- Monday to Saturday from 23:00 and Sunday until 22:30

**The Barrel Project, 80 Druid Street, London SE1**

- Monday to Sunday until 23:00

**Comptoir Gourmand, 98 Druid Street, London SE1**

- Monday to Sunday until 23:00

**Igloo Flowers, 100 Druid Street London SE1**

- Monday to Saturday until 23.00 and Sunday until 22:00

**Hiver Beer, Railway Arch 56, Stanworth Street, London SE1**

- Monday to Friday until 22:30, Saturday until 23:30 and Sunday until 20:30

**EI Pastor, 106 Druid Street, London SE1**

- Monday to Sunday until 23:30

**Oops, 108 Druid Street, London SE1**

- Monday to Sunday until 23:00

**Deregulation of entertainment**

26. On 6 April 2015 entertainment became deregulated and as a result:

- Live unamplified music is deregulated between 08:00 and 23:00 on any premises.
- Live amplified music and recorded music are deregulated between 08:00 and 23:00 at on licensed premises for an audience of up to 500 people.
- Plays and the performance of dance are deregulated between 08:00 and 23:00 for an audience of up to 500 people.

27. Indoor sporting events are deregulated between 08:00 and 23:00 for an audience of up to 1000 people.

28. Live music and recorded music can become licensable in on-licensed premises if the licensing authority removes the effect of deregulation following a licence review ('licence review mechanism').

29. The showing of films has not been de-regulated.

**Business and Planning Act**

30. The provisions in the Act temporarily modify the Licensing Act 2003 to provide an automatic extension to the terms of most premises licences which only permit the sale of alcohol for consumption on the premises to allow the sale of alcohol for consumption off the premises. This will make it easier for licensed premises to sell alcohol to customers for consumption off the premises in England and Wales, which will allow businesses to trade and maintain social distancing.

**Southwark statement of licensing policy**

31. Council assembly approved Southwark's statement of licensing policy 2019 - 2021 on 27 March 2019. The policy came into effect on 28 March 2019. 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.
32. The purpose of Southwark's statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.
33. Within the Southwark statement of licensing policy 2019 - 2021 the following closing times are recommended as appropriate within this area for this categories of premises as follows:



- Restaurant, cafés, public houses, wine bars or other drinking establishments:
  - 23:00 daily
- Closing time for hotel bars and guest houses:
  - No restrictions for residents.

### **Cumulative impact area**

34. This premises is not situated in a cumulative impact area.

### **Resource implications**

35. A fee of £315 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value band C.

### **Resource implications**

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

### **Consultation**

37. Consultation has been carried out in respect of this application in accordance with the provisions of the Licensing Act 2003. A public notice was published in a local newspaper twice (there was an error on the initial advert; however, this was republished within the specified time period to the satisfaction of the Licensing Authority). A similar notice exhibited at the premises for a period of 28 consecutive days. This was inspected by a Licensing Officer during the consultation period and found to be compliant.

### **Community impact statement**

38. 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 Governance**

39. The sub-committee is asked to determine the application to vary the premises licence under Section 34 of the Licensing Act 2003.

40. The principles which sub-committee members must apply are set out below.

## **Principles for making the determination**

41. Section 35 of the Licensing Act 2003 sets out the licensing authority's powers and duties in considering the determination of an application for variation.
42. The general principle is that applications for variation 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.
43. 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 other party or responsible authority
  - Have not been withdrawn
  - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.
44. 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:
  - Add to, omit, and/or alter the conditions of the licence or,
  - Reject the whole or part of the application for variation.

## **Conditions**

45. 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.
46. The four licensing objectives are
  - The prevention of crime and disorder
  - Public safety
  - The prevention of nuisance
  - The protection of children from harm.
47. 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.
48. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to late night refreshment and take away aspect of the licence 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.

49. The Licensing Act requires mandatory conditions in respect of supply of alcohol, the exhibition of films and in respect of door supervisors. The Licensing Act 2003 (Mandatory Licensing Conditions) Order 2003 introduced three new conditions in respect of irresponsible promotions, the oral dispensing of alcohol and free tap water. In October 2010 an additional two conditions will come into force – age verification policy and smaller measures for alcoholic drinks.
50. 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**

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

### **Hearing procedures**

52. 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

- This matter relates to the determination of an application to vary a premises licence under section 34 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

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

53. 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.
54. 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.
55. 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.
56. 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.
57. 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.

58. 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.
59. 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

60. Members are required to have regard to the Home Office revised 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

61. 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	Variation application
Appendix B	Current licence
Appendix C	Representations from responsible authorities
Appendix D	Representation from other persons
Appendix E	Conciliation email
Appendix F	Map of the local area

**AUDIT TRAIL**

<b>Lead Officer</b>	Caroline Bruce, Strategic Director of Environment and Leisure	
<b>Report Author</b>	Dorcas Mills, Principal Licensing Officer	
<b>Version</b>	Final	
<b>Dated</b>	13 January 2021	
<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 Governance	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	18 January 2021	

01/12/2020

Business - Application to vary a premises licence under the Licensing Act 2003

Ref No. 1569659

Please enter the name(s) of the premises licence holders who is applying to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

	Ian William Banfield
Premises licence number	873778

#### Notes for Guidance

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

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
  - Live music: no licence permission is required for:
    - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
    - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
    - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
  - Recorded Music: no licence permission is required for:
    - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
  - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains

licensable.

- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:

- o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;

- o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;

- o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and

- o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).

5. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

6. For example (but not exclusively), where the activity will occur on additional days during the summer months.

7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

8. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.

9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.

10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.

11. Please list here steps you will take to promote all four licensing objectives together.

12. The application form must be signed.

13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.

14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.



15. This is the address which we shall use to correspond with you about this application.

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

£	52500
---	-------

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

Address Line 1	Ropewalk and Arches 46 to 53
Address Line 2	Maltby Street
Town	London
County	Greater London
Post code	SE1 3PA
Ordnance survey map reference	
Description of the location	Railway Arches forming a single-lease premises.
Telephone number	██████████

Part 2 - Applicant details

Daytime contact telephone number	██████████
Email address	ian@lassco.co.uk
Postal Address if different from premises address	Arch 46, Ropewalk, Maltby Street
Town / City	London
Postcode	SE233TH

Do you want the premises licence to have effect as soon as possible?

Please tick	Yes
-------------	-----

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

(DD/MM/YYYY)	
--------------	--

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1)

	No
--	----

Please describe briefly the nature of the proposed variation ( see guidance note 2 )

	Alteration of the licensed hours and days.
--	--

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

Please select number from range	Less than 5000
---------------------------------	----------------

Notes

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy

2. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.

IN ALL CASES COMPLETE BOXES K, L AND M

Provision of regulated entertainment (Please see guidance note 3) Please tick all that apply


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

--	--

Supply of alcohol (if ticking fill in box J)

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

In all cases complete boxes K, L and M

Will the supply of alcohol be for consumption ( Please read guidance note 9)

	Both
--	------

Standard days and timings for Supply of alcohol ( Please read guidance note 8 )

Day	Start	Finish
Mon	10:00	23:00
Tues	10:00	23:00
Wed	10:00	23:00
Thur	10:00	00:00
Fri	10:00	00:00
Sat	10:00	00:00
Sun	10:00	21:00

State any seasonal variations for the supply of alcohol ( Please read guidance 6 )

--	--

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 7 )

--	--

6. For example (but not exclusively), where the activity will occur on additional days during the summer months.

7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

8. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'.  
 If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'.  
 If you wish people to be able to do both, please tick 'both'.

Please 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 10 )

	None
--	------

Guidance Notes

10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.

Hours premises are open to the public ( standard timings Please read guidance note 8 )

Day	Start	Finish
Mon	07:30	23:00
Tues	07:30	23:00
Wed	07:30	23:00
Thur	07:30	00:00

Fri	07:30	00:00
Sat	07:30	00:00
Sun	08:30	21:00

State any seasonal variations ( Please read guidance note 6 )

--	--

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 7 )

--	--

6. For example (but not exclusively), where the activity will occur on additional days during the summer months.

7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

8. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

	none
--	------

I have uploaded relevant part of the previous premises licence (Please send a hard copy in the post)

	[REDACTED]

Reason for not uploading the premises licence

--	--

a) General - all four licensing objectives (b,c,d,e) ( Please read guidance note 11 )

	<p>We manage our premises very carefully. We have a very good relationship with our local residents and wish that relationship to remain the same.                  We have CCTV throughout the premises and maintain an incident book.                  When necessary we employ SIA personnel to manage numbers of persons on site and those leaving site.                  We ensure that our waste disposal happens at reasonable times.                  We welcome families and have a loyal customer base of all ages. An age verification policy is rigorously enforced.</p>
--	--

b) the prevention of crime and disorder

	<p>We manage our premises very carefully. We have a very good relationship with our local residents and wish that relationship to remain the same.                  We have CCTV throughout the premises and maintain an incident book.                  When necessary we employ SIA personnel to manage numbers of persons on site and those leaving site.                  We ensure that our waste disposal happens at reasonable times.                  We welcome families and have a loyal customer base of all ages. An age verification policy is rigorously enforced.</p>
--	--

c) public safety

	<p>We manage our premises very carefully. We have a very good relationship with our local residents and wish that relationship to remain the same.                  We have CCTV throughout the premises and maintain an incident book.                  When necessary we employ SIA personnel to manage numbers of persons on site and those leaving site.                  We ensure that our waste disposal happens at reasonable times.                  We welcome families and have a loyal customer base of all ages. An age verification policy is rigorously enforced.</p>
--	--

d) the prevention of public nuisance

	<p>We manage our premises very carefully. We have a very good relationship with our local residents and wish that relationship to remain the same.                  We have CCTV throughout the premises and maintain an incident book.                  When necessary we employ SIA personnel to manage numbers of persons on site and those leaving site.                  We ensure that our waste disposal happens at reasonable times.                  We welcome families and have a loyal customer base of all ages. An age verification policy is rigorously enforced.</p>
--	--

e) the protection of children from harm

	<p>We manage our premises very carefully. We have a very good relationship with our local residents and wish that relationship to remain the same.                  We have CCTV throughout the premises and maintain an incident book.                  When necessary we employ SIA personnel to manage numbers of persons on site and those leaving site.                  We ensure that our waste disposal happens at reasonable times.                  We welcome families and have a loyal customer base of all ages. An age verification policy is rigorously enforced.</p>
--	--

Guidance note 11

Please list here steps you will take to promote all four licensing objectives together.

If the plan of the premises are varying please upload a plan of the premises,

Upload proposed plans	
Upload existing plans	

Checklist

	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.
--	---

I/We Hereby declare the Information we have provided is true and Accurate.

I agree to the above statement

	I agree
PaymentDescription	, ,
AuthCode	████████
LicenceReference	██████████
PaymentContactEmail	

Please provide name of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 13). If completing on behalf of the applicant, please state in what capacity.

Full name	Ian William Banfield
Date (DD/MM/YYYY)	01/12/2020
Capacity	Premises DPS

Where the premises licence is jointly held, enter the 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (guidance note 14). If completing on behalf of the applicant state in what capacity

Full name	Ian Banfield
Date (DD/MM/YYYY)	01/12/2020
Capacity	

Contact name (where not previously given) an address for correspondence associated with this application (please read guidance note 15)

Contact name and address for correspondence	
Telephone No.	██████████
If you prefer us to correspond with you by e-mail, your email address (optional)	i

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAYBE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

#### GUIDANCE NOTES

15. This is the address which we shall use to correspond with you about this application.

Please tick to indicate agreement

<input type="checkbox"/>	I am a company or limited liability partnership
--------------------------	---

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK. The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate.

I/We Hereby declare the Information we have provided is true and Accurate.

I agree to the above statement

<input type="checkbox"/>	Yes
--------------------------	-----

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.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

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.

# Licensing Act 2003 Premises Licence



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

Premises licence number

873778

## Part 1 - Premises details

<b>Postal address of premises, or if none, ordnance survey map reference or description</b>	
Lassco Ropewalk and Arches 46 and 48 to 53 41 Maltby Street London SE1 3PA	
Ordnance survey map reference (if applicable), 533670179552	
<b>Post town</b> London	<b>Post code</b> SE1 3PA
<b>Telephone number</b> [REDACTED]	

<b>Where the licence is time limited the dates</b>
--

<b>Licensable activities authorised by the licence</b>
Sale by retail of alcohol to be consumed on premises Sale by retail of alcohol to be consumed off premises

<b>The opening hours of the premises</b>
For any non standard timings see <b>Annex 2</b>
Monday            08:30 - 17:30
Tuesday           08:30 - 17:30
Wednesday        08:30 - 22:30
Thursday           08:30 - 22:30
Friday              08:30 - 22:30
Saturday           08:30 - 22:30
Sunday             08:30 - 17:30

<b>Where the licence authorises supplies of alcohol whether these are on and/ or off supplies</b>
Sale by retail of alcohol to be consumed on premises Sale by retail of alcohol to be consumed off premises



**The times the licence authorises the carrying out of licensable activities**

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

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

Wednesday	10:00 - 22:00
Thursday	10:00 - 22:00
Friday	10:00 - 22:00
Saturday	10:00 - 22:00
Sunday	10:00 - 17:00

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

Wednesday	10:00 - 22:00
Thursday	10:00 - 22:00
Friday	10:00 - 22:00
Saturday	10:00 - 22:00
Sunday	10:00 - 17:00

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

Lassco Ltd.  
 Brunswick House  
 30 Wandsworth Road  
 London  
 SW8 2LG  
 020 7394 8061  
 ropewalk@lassco.co.uk

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

02896144

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

Ian Banfield

████████████████████  
 ██████████  
 ██████████  
 ██████████  
 ██████████

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

Licence No. ██████████  
 Authority. London Borough of Lewisham

Licence Issue date 10/11/2020



Head of Regulatory Services  
 Hub 1, 3rd Floor  
 PO Box 64529  
 London, SE1P 5LX  
 020 7525 5748  
 licensing@southwark.gov.uk

**Annex 1 - Mandatory conditions**

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

- (a). At a time when there is no Designated Premises Supervisor in respect of the Premises Licence; or
- (b). At a time when the Designated Premises Supervisor does not hold a Personal Licence or his Personal Licence is suspended.

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

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

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

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

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

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

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

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

(d) selling or supplying alcohol in association with promotional poster or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner; and

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

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

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

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

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

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

**489** The responsible person shall ensure that -

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

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

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

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

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

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

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

(b) "permitted price" is the price found by applying the formula  $P = D + (D \times V)$ , where-

- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

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

- (i) the holder of the premises licence;
  - (ii) the designated premises supervisor (if any) in respect of such a licence; or
  - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (iv) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

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

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

4. (1) Sub-paragraph (2) applies where the permitted price given by paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax;

(2) the permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

**Annex 2 - Conditions consistent with the operating Schedule**

**4AA** The premises shall operate a 'Challenge 25' policy whereby customers purchasing alcohol who appear to be under 25 years of age will be asked for an approved form of proof of age to verify their age. Approved forms shall include a driving licence, passport or a Proof of Age Standards Scheme (PASS) approved proof of age card.

**4AB** All staff involved in the sale of alcohol shall be trained in the 'Challenge 25' policy. A record of their training, including the dates that each member of staff is trained, shall be available for inspection at the premises on request by the Council's authorised officers or the Police.

**4AC** 'Challenge 25' signage shall be displayed at entrances to the premises, areas where alcohol is displayed for sale and at points of sale to inform customers that an 'Challenge 25' policy applies and proof of age may be required.

**4AF** That customers will not be permitted to take open containers of alcohol bought at the premises off of the premises.

**4AI** A register of refused sales of alcohol and if applicable, cigarette sales which is clearly marked with details of the premises, address and name of licence holder shall be maintained in order to demonstrate effective operation of the policy. The register shall be available for inspection at the premises on request by the Council's authorised officers or the Police.

**4AM** That the carriage of goods into and out of the premises in regards to licensable activities shall take place between 08:00 hours and 17:00 hours only.

**162** That regular inspections of the premises shall be undertaken in regards to fire safety and any fire alarm system installed at the premises.

**170** That empty glasses, earthenware or anything of a similar nature shall be cleared away continually by staff in a timely manner.

**172** That a trained first aider will be present when licensable activities are undertaken at the premises.

**173** That full wash room facility will be provided to customers and shall be maintained in a clean and hygienic condition.

**262** That waste glass, earthenware or any waste of a similar nature shall be deposited into external receptacles between 08:00 hours and 17:00 hours only.

**263** That external security lighting shall be installed on Ropewalk. The security lighting shall be installed and maintained in such a manner so as to minimise light pollution to nearby residences. The security lighting shall be in use between dusk and dawn.

**288** That a comprehensive CCTV system capable of recording clear images of the internal and external areas of the premises shall be installed at the premises. The CCTV system shall be maintained in full working order and be continually recording at all times the premises are in use under the licence. The CCTV system shall have a 31 day recording capacity. Images captured by the CCTV system shall be made available to officers of the police or council on request. The CCTV system must be capable of capturing an image of every person who enters the premises.

- 340** That alcoholic beverage shall be kept behind the sales counter.
- 341** That all off sales of alcohol shall pertain to corked bottles and / or sealed containers only.
- 342** That customers engaging in antisocial behaviour will not be served.
- 343** That empty glasses and bottles will be continually cleared away whilst the premise is in operation.
- 344** That the area used for the sale and consumption of alcohol shall be continually supervised at all times that the premises is being used for the sale, consumption or tasting of alcoholic beverages.
- 345** That a minimum of four staff shall be employed when the premises is in use for licensable activities.
- 346** That an incident book shall be kept at the premises
- 347** That children shall not be permitted on the premises after 18:00 hours.
- 348** That a refusal book in regards to the sale of alcohol shall be kept and maintained at the premises.
- 349** That customers will be encouraged to leave the premises and local area in a quiet and orderly manner.

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

**810** That a clear and legible notice be displayed at the front of the premises requesting that customers leave quietly and respect residents.

**811** That windows and doors shall be kept closed when licensable activities are taking place.



**Annex 4 - Plans - Attached**

Licence No. 873778  
Plan No. N/A  
Plan Date 08/11/2017



ROPEWALK  
 PROPOSED LICENSED AREA  
 SCALE 1:200 @ A1



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: 07880 053191

Email: SouthwarkLicensing@met.police.uk

**Our reference:** MD/21/200/20

**Date:** 15<sup>th</sup> December 2020

**Re:- Lassco, Ropewalk and Arches 46 and 48 to 53, Maltby Street, London**

Dear Sir/Madam

Police are in receipt of an application from the above for a variation to the premises licence to the above premises. The hours applied for are outside that recommended within the South Statement of licensing policy. The premises are situated in a residential Area under the Southwark Statement of Licensing policy the closing times 23:00 hours daily.

We object to the granting of the licence on the grounds of Public nuisance, Crime and disorder. We would like to see a reduction in hours in line with the statement of licensing policy.

Submitted for your consideration, Police would welcome the opportunity to conciliate with the applicant should the need arise.

Yours Sincerely

**PC Graham White 288MD**  
Licensing Officer  
Southwark Police Licensing Unit

# MEMO: Licensing Unit

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To Licensing Unit Date 30 December 2020  
 From Jayne Tear  
 Email jayne.tear@southwark.gov.uk

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Subject Re: Lassco, Ropewalk and Arches 46 and 48 to 53 Maltby Street, London, SE1 3PA - Application to vary a premises licence

I write with regards to the above application to vary a premises licence submitted by Lassco Limited under the Licensing Act 2003, which seeks to add and extend the following licensable activities:

- To add supply of alcohol (on and off the premises) on Monday and Tuesday from 10:00 to 23:00
- To extend supply of alcohol (on and off the premises) on Wednesday from 22:00 to 23:00, and on Thursday, Friday and Saturday to extend from 22:00 to 00:00. On Sunday to extend (by 4 hours) to 21:00
- To extend opening times at the start of business on a Wednesday to Saturday (by 1.5 hours) to start at 07:30. To extend the finish times on Wednesday (by 1 hour) to cease at 23:00 and on Thursday, Friday and Saturday to extend (by 2 hours) to cease 00:00, on Sunday hours to stay the same.
- Overall opening times will be on Monday to Wednesday from 07:30 to 23:00, on Thursday to Saturday from 07:30 to 00:00 and on Sunday from 08:30 to 21:00

The nature of the variation is described within the application as: '*Alteration to licensed hours and days*'. Further within the application in box (a) General - four licensing objectives, it states '*Alcohol and food are key to the hospitality offer at our premises. People come for food first and we can then supplement this licensed alcohol sales. This application to extend the licensed hours is to enable diners on all weekday lunchtimes and evenings and to finish their food a drink in the usual license timeframe. We manage our premises very carefully. We have a good relationship with all our local resident's and wish that relationship to continue*'.

My representation is submitted under the prevention of crime and disorder and the prevention of public nuisance licensing objectives and has regard to the Southwark Statement of Licensing Policy 2019 – 2021.

The premises is situated in a residential area and under the Southwark Statement of Licensing policy 2019 - 2021 the appropriate closing times for restaurants; cafes, public houses, wine bars or other drinking establishments and off licenses is 23:00 daily.

This application has not left any time between the last sale of alcohol 'on sales' and the closing time when patrons should have left the premises, this can lead to conflict between staff and the customer having purchased an alcoholic drink for consumption on the premises minutes before closing time and being asked to either finish the drink or hand it back and to leave the premises. Additionally this will encourage patrons to rush consumption of alcoholic drinks at the same time of closing which can lead to antisocial behaviour problems when

patrons have left the premises. Therefore, to promote the licensing objectives I ask the applicant to consider amending the operating schedule for the 'on sales' of alcohol by bringing the finish time back by half an hour prior to the closing time to allow for half an hours drinking up time.

The application also seeks in excess of the appropriate closing times within the licensing policy 2019 -2021 for this area therefore to promote the licensing objectives I ask the applicant to amend the opening hours applied for to bring them in line with the licensing policy, and in turn the licensable activities, allowing half an hour drinking up time for 'on sales' of alcohol as follows:

- Overall opening times shall be on Monday to Saturday from 07:30 to 23:00 and on Sunday from 08:30 to 21:00
- Supply of alcohol (off the premises) on shall be on Monday to Saturday from 10:00 to 23:00 and on Sunday from 10:00 to 21:00
- Supply of alcohol (on the premises) to be on Monday to Saturday from 10:00 to 22:30 and on Sunday from 10:00 to 20:30 (this allows for half an hour drinking up time).

Further to this the operating schedule is lacking and offers no further control measures to promote the licensing objectives. Therefore due to the limited information provided and in order to promote the objectives I ask the applicant to provide the following information:

- An accomodation limit for the premises. (to be conditioned)
- To provide a written dispersal policy for the premises. (to be conditioned)

And to also consider the following conditions to be added to the operating schedule:

- All 'off sales' of alcohol shall be provided in sealed containers and taken away from the premises.
- That clear legible signage shall be prominently displayed where it can be easily seen and read, requesting that 'off sales' of alcohol are not be opened and consumed in the vicinity of the premises

I therefore submit this representation and welcome any discussion with the applicant

Southwark's Statement of Licensing Policy 2019 – 2021 can be found on the following link:  
<https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>

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

**Party 1**

**From:** [REDACTED]  
**Sent:** Thursday, December 3, 2020 5:25 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:** Ali, Humaira <[Humaira.Ali@southwark.gov.uk](mailto:Humaira.Ali@southwark.gov.uk)>; O'Brien, Damian <[Damian.O'Brien@southwark.gov.uk](mailto:Damian.O'Brien@southwark.gov.uk)>  
**Subject:** Objection: 873907 - Variation of licence

**Objections cited on the following:****Prevention of crime and disorder**

- The past few months have seen an influx of visitors to Rope Walk and difficulties containing them. Licensing clauses are frequently broken (drinking from open containers, not containing noise, not using the defined drinking areas when premises are in operation). Extending the hours of operation will make this worse and harder for enforcement to manage. Particularly since the current, sparse, enforcement does little to protect any of the 4 licensing objectives.

**Prevention of public nuisance**

- As below, social distancing measures when premises are in operation means that visitors are increasingly using our pavements as extensions of the premises they visit. There is limited SIA intervention and if the hours are extended, residents will have to suffer longer periods of noise, accumulated litter, including broken bottles that litter the streets surrounding premises on Rope Walk

**Public safety**

- As the pandemic continues, we have seen that there are restricted resources to enforce social distancing, ASB and an increase in litter that Rope Walk visitors contribute to Tanner, Maltby and Druid Streets along with other surrounding streets that have dense residential populations. Residents feel vulnerable in having a huge heavy footfall of visitors travelling, from different tiers, into our community and jeopardising our public health. As we came out of the first lockdown, we saw a spike in cases and also of visitors using pavements lining residential blocks, communal gardens and children's playgrounds as sites to congregate. This resulted in a second lockdown. This pattern has happened in both take-away service settings and also in those where licensed premises have been able to host customers without seating. Extending the hours that these premises operate will reduce our public safety in a pandemic.

**Protection of children from harm**

- Local children have already had an unsettling year and years of disturbed sleep due to ASB. The granting of these variations will increase noise and ASB, along with the anxiety many children living here experience. Some local schools have closed again, where further Covid cases have presented and children home schooled. Being homeschooled with the drawing out of noise of recovering from the impact on sleep, is going to further disrupt (what is now spanning into 2 academic years). Increasing the hours the premises can operate will increase harm to children living in the area.

**Party 2**

**From:** [REDACTED]  
**Sent:** Tuesday, December 15, 2020 9:51 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Licensing objection

Dear Team,

I am writing to you to object about a license application.

License number: 873907

<b>Application:</b>	Not Available
<b>Application type:</b>	Premises (Full variation to extend opening hours and and times for sale of alcohol. Sale of alcohol (on & off the premises): Mon to Wed: 10:00 - 23:00, Thurs to Sat: 10:00 - 00:00 and Sun: 10:00 - 21:00 Opening Hours: Mon to Wed: 07:30 - 23:00, Thurs to Sat: 07:30 - 00:00 and Sun: 08:30 - 21:00

I am opposed to the application as it will cause a public nuisance to the neighbours at an antisocial hour. It would be a disruption to residents and I have concerns on potential littering and noise pollution at this later hour.

Kind regards

[REDACTED]

15th December 2020

[REDACTED]



**Party 3**

**From:** [REDACTED]  
**Sent:** Wednesday, December 16, 2020 12:08 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Licence Application 873907

Dear All,

I am writing with regards to the application 873907 by Lassco Ltd.

The premises mentioned in the application sit directly under a residential building with +90 flats [REDACTED]

I have objections to;

The proposed extended opening hours; opening as early as 7:30 and closing as late as midnight would be a public nuisance to the residents above the premises.

I would be ok with an 23:00 closing, but midnight is quite late considering the number of people living there.

In addition, the amount of rubbish that is generated and left on the street is unsightly and needs better supervision and cleaning.

Thanks

[REDACTED]

[REDACTED]

[REDACTED]

**Party 4**

**From:** [REDACTED]  
**Sent:** Wednesday, December 16, 2020 11:49 PM  
**To:** Regen, Licensing  
**Subject:** Licence Application 873907 Lassco Ropewalk

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

Wednesday 16<sup>th</sup> December

Dear Sir/ Madam,

Licence Application 873907

Lassco Ropewalk and Arches 46 and 48 to 53 Maltby Street SE1 3PA

I am writing in response to the submission of an application (873907) for the extension of licensing hours by Lassco Ltd. I am objecting to this application on the grounds that it will create unnecessary noise and disturbance, eroding the limited hours of tranquillity that we have enjoyed in this area of Bermondsey. I have lived in Maltby Street for almost 10 years and have experienced an increasing amount of noise, disturbance and anti-social behaviour (eg urinating in the arches in Millstream Road) that have accompanied the stealth-expansion of licencing at Lassco, both in Ropewalk and at number 37 Maltby Street. Ropewalk's location between the railway arches and Bermondsey Central (the residential block above Ropewalk) make it echo and amplify sounds to the flats above –

it is for this reason that residents have opposed previous applications, and requests have been toned down to limit customers from spilling into Ropewalk and Maltby Street and causing disruption eg applications / licences prohibiting customers from being outside in Ropewalk after 9pm – to limit nuisance.

When Lassco first applied for a license, residents of Bermondsey Central, were contacted by the company with assurances that this licence would be for very occasional use and that there would be no disturbances. Over the years with increasing extensions this assurance has been worthless.

Maltby Street is fairly busy during the day, with a mix of residential, office and light business. I moved into Maltby Street when the flats were built. Since I moved here the Ropewalk Market has transformed the area; with the streets busy and vibrant during the day at weekends.

Despite this daytime change, Maltby Street is exceptionally quiet at evenings, weekends and early mornings – with very little traffic. It is this tranquillity that will be lost if the licence is approved.

Please contact me if I can provide any further information.

Yours faithfully,

██████████

Party 5

[REDACTED]

Senders Email Address: [REDACTED]

Message:

As an owner of an aptment in Arc House, with two of the three bedrooms overlooking Rope Walk, I strongly object to Lasco's application to extend their alcohol licesnsing hours.  
If you grant this application it will be seriously detremental to my quality of life.  
Therefore as a payer of substantial Council Tax to Southwark Council I demand that you do not give permission to this application.  
Acknowledge receipt.

[REDACTED].jpg]

**Party 6**

**From:** [REDACTED]  
**Sent:** Friday, December 18, 2020 11:15 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to application to vary premises licence: License Ref: 873778

Dear Sir / Madam,

I am writing to you to submit an objection to an application to vary premises license made under Section 34 of the Licensing Act 2003. The application has been submitted by Ian Banfield of Lassco Ltd / Maltby Street Market Ltd with regards to Ropewalk & Arches 46 & 48-53, Maltby Street, SE1 3PA.

Currently the applicant can sell alcohol Wednesday to Saturday from 10.00am to 22.00pm, and on Sunday from 10.00am to 17.00pm. I believe the current license hours represents a respectful balance between business and residential needs.

The application is to extend both opening hours and the hours in which the retail sale of alcohol can take place both in terms of days (extended to a full 7 days a week) and hours (extended to between 23.00pm and midnight except for Sundays at 9pm). I do not believe this is a reasonable balance of business and residential needs, and does not represent the general opening hours of other businesses in Bermondsey; for example businesses on nearby Bermondsey Street are generally open until 10pm at the latest on any day of the week.

My property is within close proximity of the premises to which the license application relates.

I object on the following grounds:

1. Prevention of public nuisance

The close proximity of my residence, situated directly next to Maltby Street Market Ltd, means that the new license times would significantly compromise and disturb my sleep. The current times provide a respectful balance between businesses and residents as they ensure residents are able to get enough sleep and businesses can operate an evening service. [REDACTED], it is essential that I get 8 hours sleep to have energy [REDACTED]

Allowing a later license extending the closing time between 11pm-midnight during the week would not allow for this and ignore the residential nature of the area. Maltby Street Market Ltd is not located on a main road or high street. It is an alley neighbouring a private residence where families and professionals live.

For this reason I object to the license extension.

Kind regards,

[REDACTED]

[REDACTED]

**Party 7**

[REDACTED]

[REDACTED]

[REDACTED]

18<sup>th</sup> December 2020**Objection to application to vary premises licence: License Ref: 873778**

Dear Sir / Madam,

I am writing to you to submit an objection to an application to vary premises license made under Section 34 of the Licensing Act 2003. The application has been submitted by Ian Banfield of Lassco Ltd / Maltby Street Market Ltd with regards to Ropewalk & Arches 46 & 48-53, Maltby Street, SE1 3PA.

Currently the applicant can sale alcohol Wednesday to Saturday from 10.00am to 22.00pm, and on Sunday from 10.00am to 17.00pm. I believe the current license hours represents a respectful balance between business and residential needs.

The application is to extend both opening hours and the hours in which the retail sale of alcohol can take place both in terms of days (extended to a full 7 days a week) and hours (extended to between 23.00pm and midnight except for Sundays at 9pm). I do not believe this is a reasonable balance of business and residential needs, and does not represent the general opening hours of other businesses in Bermondsey; for example businesses on nearby Bermondsey Street are generally open until 10pm at the latest on any day of the week.

My property is within close proximity of the premises to which the license application relates.

I object on the following grounds:

**1. Prevention of crime and disorder**

With the steady expansion of business activity on Maltby Street and the Ropewalk over the past 5 years it has gone from a very quiet area to a very busy one. This has brought homeless people and beggars to the street. Recently the local greengrocer has been given a death threat by a beggar for asking him to move.

In terms of disorder the drinking activities on the street already result in loud drunk people who hang around the street well after closing time, they leave rubbish (bottles, street food and wrappings) in the street and have arguments. Further the businesses do not have anywhere to store their council rubbish bins so these are left in the street and regularly overflow.

Extending hours of sale of alcohol will only increase crime and disorder in the area.

**2. Prevention of public nuisance**

Maltby Street is a sound and wind corridor, any street level noise is amplified which means that bars and restaurants are a constant nuisance to the surrounding residential flats. The constant noise and disturbance can only have a negative effect

on the resident's mental wellbeing. There is urinating and vomiting in and around the street as a result of the existing drinking hours.

These issues will only get worse, and for residents who have to work early (there are a large number of professional workers, teachers, nurses etc.) a closing time of midnight during the work week (even at the weekends) is a complete disregard for their long term health given the noise and disorder it creates; resulting in potentially 6 hours of sleep or less (vs the required 8 hours that is generally understood to be healthy for most people).

Additionally, the existing businesses play loud music which is a further disturbance to residents, this application would result in residents having constant noise disturbance 7 days a week often up to midnight, which is not a reasonable balance between businesses and residents interests.

### **3. Public safety**

For the reasons listed above I believe there is also a concern around public safety including for visitors of the area and the market.

Lassco's premises are generally small confined areas and there is little outside space which is not fully utilized. Given the COVID-19 crisis having longer drinking hours in these small spaces could contribute to increased infection rates.

### **4. Protection of children from harm**

There are children in my building block and in the Arc House (block of flats opposite), who may suffer from the issues raised above.

### **5. Lassco acting in bad faith**

Furthermore, I believe Lassco is acting in bad faith with regards to notifying residents; their single notice was raised more than a week and a half after the application date so it is only available in the week before Christmas. Cutting out the first week and a half of opportunity to find this notice and trusting that many residents will travel away for Christmas in the final weeks of the application will result in significantly lower objections – increasing the chance of their success. Finally the notice is set back well away from the street and just outside a gated area which Lassco controls; for residents to find the application notice they would have to be entering Lassco's premises. It seems like they are doing everything they can to reduce the opportunity for residents to raise their concerns and be heard.

In my view this is not the first time Lassco have behaved in this manner. In the recent past Lassco expanded their weekend market further into the street (with a street closure that takes place every weekend and results in cooking and noise pollution going straight into residential flats) which most residents were unaware of until it happened. There was no clear notice and it was too late to do anything.

For these reasons I object to the license extension

████████████████████

**Party 8**

[REDACTED]

[REDACTED]

[REDACTED]

18<sup>th</sup> December 2020

**Objection to application to vary premises licence: License Ref: 873778**

Dear Sir / Madam,

I am writing to you to submit an objection to an application to vary premises license made under Section 34 of the Licensing Act 2003. The application has been submitted by Ian Banfield of Lassco Ltd / Maltby Street Market Ltd with regards to Ropewalk & Arches 46 & 48-53, Maltby Street, SE1 3PA.

Currently the applicant can sale alcohol Wednesday to Saturday from 10.00am to 22.00pm, and on Sunday from 10.00am to 17.00pm. I believe the current license hours represents a respectful balance between business and residential needs.

The application is to extend both opening hours and the hours in which the retail sale of alcohol can take place both in terms of days (extended to a full 7 days a week) and hours (extended to between 23.00pm and midnight except for Sundays at 9pm). I do not believe this is a reasonable balance of business and residential needs, and does not represent the general opening hours of other businesses in Bermondsey; for example businesses on nearby Bermondsey Street are generally open until 10pm at the latest on any day of the week.

My property is within close proximity of the premises to which the license application relates.

I object on the following grounds:

**1. Prevention of crime and disorder**

With the steady expansion of business activity on Maltby Street and the Ropewalk over the past 5 years it has gone from a very quiet area to a very busy one. This has brought homeless people and beggars to the street.

Recently the local greengrocer has been given a death threat by a beggar for asking him to move.

In terms of disorder the drinking activities on the street already result in loud drunk people who hang around the street well after closing time, they leave rubbish (bottles, street food and wrappings) in the street and have arguments. Further the businesses do not have anywhere to store their council rubbish bins so these are left in the street and regularly overflow.

Extending hours of sale of alcohol will only increase crime and disorder in the area.

**2. Prevention of public nuisance**

Maltby Street is a sound and wind corridor, any street level noise is amplified which means that bars and restaurants are a constant nuisance to the surrounding residential flats. The constant noise and disturbance can only have a negative effect on the resident's mental wellbeing.

There is urinating and vomiting in and around the street as a result of the existing drinking hours



These issues will only get worse, and for residents who have to work early (there are a large number of professional workers, teachers, nurses etc.) a closing time of midnight during the work week (even at the weekends) is a complete disregard for their long term health given the noise and disorder it creates; resulting in potentially 6 hours of sleep or less (vs the required 8 hours that is generally understood to be healthy for most people).

Additionally, the existing businesses play loud music which is a further disturbance to residents, this application would result in residents having constant noise disturbance 7 days a week often up to midnight, which is not a reasonable balance between businesses and residents interests.

### **3. Public safety**

For the reasons listed above I believe there is also a concern around public safety including for visitors of the area and the market.

Lassco's premises are generally small confined areas and there is little outside space which is not fully utilized. Given the COVID-19 crisis having longer drinking hours in these small spaces could contribute to increased infection rates.

### **4. Protection of children from harm**

There are children in my building block and in the Arc House (block of flats opposite), who may suffer from the issues raised above.

### **5. Lassco acting in bad faith**

Furthermore, I believe Lassco is acting in bad faith with regards to notifying residents; their single notice was raised more than a week and a half after the application date so it is only available in the week before Christmas. Cutting out the first week and a half of opportunity to find this notice and trusting that many residents will travel away for Christmas in the final weeks of the application will result in significantly lower objections – increasing the chance of their success. Finally the notice is set back well away from the street and just outside a gated area which Lassco controls; for residents to find the application notice they would have to be entering Lassco's premises. It seems like they are doing everything they can to reduce the opportunity for residents to raise their concerns and be heard.

In my view this is not the first time Lassco have behaved in this manner. In the recent past Lassco expanded their weekend market further into the street (with a street closure that takes place every weekend and results in cooking and noise pollution going straight into residential flats) which most residents were unaware of until it happened. There was no clear notice and it was too late to do anything.

[REDACTED]

[REDACTED]

**Party 9**

[REDACTED]

[REDACTED]

[REDACTED]

Monday 21<sup>st</sup> December 2020

**Objection to application to vary premises licence: License Ref: 873778**

Dear Sir / Madam,

I am writing to you to submit an objection to an application to vary premises license made under Section 34 of the Licensing Act 2003. The application has been submitted by Ian Banfield of Lassco Ltd / Maltby Street Market Ltd with regards to Ropewalk & Arches 46 & 48-53, Maltby Street, SE1 3PA.

Currently the applicant can sale alcohol Wednesday to Saturday from 10.00am to 22.00pm, and on Sunday from 10.00am to 17.00pm. I believe the current license hours represents a respectful balance between business and residential needs.

The application is to extend both opening hours and the hours in which the retail sale of alcohol can take place both in terms of days (extended to a full 7 days a week) and hours (extended to between 23.00pm and midnight except for Sundays at 9pm). I do not believe this is a reasonable balance of business and residential needs, and does not represent the general opening hours of other businesses in Bermondsey; for example businesses on nearby Bermondsey Street are generally open until 10pm at the latest on any day of the week.

My property is within close proximity of the premises to which the license application relates and it is worth noting that I personally have not seen the official notice of this application placed around Maltby Street Market. I was made aware of this from local businesses and fellow residents of the Bermondsey Central building, all of whom (from which I have had contact) object to this licence application.

Both local businesses and local residents have noted that this notice was only displayed in the vicinity of Maltby Street Market two weeks after the date of application, and at the weekends when the market is open, the notice was not visible and was hidden behind the cart advertising the market. This morning (Monday 21<sup>st</sup> December 2020) I have walked around the vicinity and cannot see the licence application displayed anywhere. I believe that Lassco Ltd have gone to lengths to make sure that local residents are not aware of this application.

I object on the following grounds:

1. Prevention of crime and disorder
2. Prevention of public nuisance

The current licencing times provide a respectful balance between businesses and residents as they ensure residents are able to get enough sleep and businesses can

operate an evening service. The change in licencing hours would create much more of a 'pub' culture that would contradict the residential nature of the area, which is not a main road or high street, where families and professionals live. With Maltby Street Market being a narrow alleyway within a completely residential area, I would be concerned about the increase in rubbish created, noise, disorder and potential crime in the area, especially as my property overlooks the market. I purchased my property in the belief that the immediate vicinity is family-friendly. I believe that this would no longer be the case if this licence application were to be approved.

For these reasons I object to the license extension

██████████

██████████

**Party 10**

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

21 December 2020

**Objection to application to vary premises licence: License Ref: 873778**

Dear Sir / Madam,

I write to submit an objection to an application to vary premises license made under Section 34 of the Licensing Act 2003. The application has been submitted by Ian Banfield of Lassco Ltd / Maltby Street Market Ltd with regards to Ropewalk & Arches 46 & 48-53, Maltby Street, SE1 3PA.

Currently the applicant is permitted to sell alcohol from Wednesday to Saturday from 10.00am to 22.00pm, and on Sunday from 10.00am to 17.00pm. I believe the current license conditions represent a respectful balance between business and residential needs.

The application is to extend both opening hours and the hours in which the retail sale of alcohol can take place both in terms of days (extended to a full 7 days a week) and hours (extended to between 23.00pm and midnight except for Sundays at 9pm). I do not believe this is a reasonable balance of business and residential needs, and does not represent the general opening hours of other businesses in Bermondsey; for example businesses on nearby Bermondsey Street are generally open until 10pm at the latest on any day of the week.

My property is within close proximity of the premises to which the license application relates.

I object on the following grounds:

**1. Prevention of public nuisance**

My flat is directly above Rope Walk. While the current licencing conditions are in place, the level of noise is frequently unacceptable and I have contacted Southwark Noise Nuisance Team on a number of occasions. Occurrences of visitors congregating, shouting and laughing loudly while leaving the premises at closing time is a particular issue. Incidences of littering including broken glass in the street are frequent.

**2. Public safety**

As a single parent, I believe I have a right to feel safe in my local area. On occasion I have felt intimidated by large groups of visitors gathering around the entrance to Rope Walk which is next to the front door to my building on Millstream Road. Public urination underneath the railway viaduct which connects Druid Street to Millstream Road can often be witnessed.

In summary, the premises are in a densely populated residential area and extending the opening hours of this business would have a negative impact on the mental health and well-being of the people who live here.

For these reasons I strongly object to the license extension.

Yours faithfully

**Party 11**

**From:** [REDACTED]  
**Sent:** Monday, December 21, 2020 6:13 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Licence Number: 873907 Ropewalk and Arches 46 and 48 to 53 Maltby Street

Dear Sir / Madam

I write to object in relation to the above licence application.

The application seeks to sell alcohol up to midnight from Thursday to Saturday, both for consumption on and off the premises. The area in which the premises are located is predominantly residential. Many of the residents, including myself, have young children. Residential blocks are directly opposite and above the units in question. It is not acceptable for these residents to be kept awake until after midnight by noise and antisocial behaviour. Existing licences have sought to avoid such activity after 11pm, which seems an acceptable cut off time.

This application has been made over the Christmas period, when people are not around to object. It has also been poorly advertised, with one site notice that has been removed and / or blocked from sight. The surrounding residents have not received notification letters. I was only made aware by a WhatsApp group for 41 Maltby Street / Maltby Central. I suspect the residents of Arc House are not aware of the proposals. The website currently shows 11 objections, but I do not believe this is reflective of the number of people who would wish to object if they were aware of the proposals.

I suggest that if the intention is to proceed with a licence involving a closing time of midnight, a re-consultation is needed in the New Year, with letters sent to residents who are impacted at Bermondsey Central (41 Maltby Street) and Arc House.

I would be most grateful if you could acknowledge receipt of my objection and keep me informed on the application.

Kind regards

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

**Party 12**

**From:** [REDACTED]  
**Sent:** Tuesday, December 22, 2020 9:23 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to application to vary premises license: License Ref: 873907 Varying 873778

Dear Sir / Madam,

I am writing to you to submit an objection to an application to vary premises license made under Section 34 of the Licensing Act 2003.

I believe the current license hours represents a respectful balance between business and residential needs.

I reside at Bermondsey Central which is the building which together with the railway line borders or "creates" Ropewalk. Maltby Street, Millstream Road and the western bit of Tanner Street are accessed by patrons of the proposed activity. These are largely residential areas with higher density of residents given the taller apartment buildings.

I object to the application on the grounds of

1. Prevention of public nuisance
2. Public safety
3. Protection of children from harm

I substantiate the above as follows, noting that there are overlapping circumstances corresponding to more than one ground of objection.

1. Extension of hours beyond 10 pm (Wed to Sat) and beyond 5 pm (Sun)

Prior to this application, in connection with the earlier closing hours, we already experience at the original closing time noise from people waiting for their taxis, ubers etc. Sometimes they are inebriated and raise their voices.

In truth on a longer summer day or where there is "live" sport, the patrons do mill about the streets for a longer period. Relative to the original closing time, this is just about tolerable (applying good sense and being a respectful neighbour to these businesses).

Any extension of hours would eat into the next day and cause noise and disturbance beyond regular hours. This would also include staff closing up premises, pushing refuse bins around and other closing activity.

Further the application does not adequately address "human behaviour" and how people do mill around if they desire to. Maltby Street Market was open for takeaway only during the second lockdown and whilst efforts were made to disperse crowds from the market, inevitably a large number of patrons did remain in the area, on pavements, blocking entrances to buildings/ bin rooms/ mail rooms consuming alcohol and food in

a totally non Covid compliant manner. Distancing was not practiced by a majority of the patrons.

The condition the applicant purports to comply with relating to “349 - That customers will be encouraged to leave the premises and local area in a quiet and orderly manner.” Is in practice an ineffective condition. Encouragement has little or zero impact.

The council is well aware that the demographic of Bermondsey is changing and that more families have chosen to remain in the area when children come along. I have a newborn and a 3 year old. The excess noise and disturbance outside of regular hours (wee hours of morning and late at night) is disruptive for their sleep and general well being.

## 2. Retail of alcohol on Mondays and Tuesdays

Residents deserve “rest days” from bustling Maltby Street Market on the weekends. There is no need to make this residential area the “Shoreditch of the South” and have nightlife 6 days a week.

## 3. Earlier opening of premises

The earlier opening will inevitably lead to earlier start times for staff and this may be pre 0730 and again residents should be entitled to peace and quiet within reason in the early morning.

Finally, the timing of this application (during the year end festive period) and the manner in which the application was displayed (it was largely obscured by a cart placed by the market management – photograph available on request) lacked good faith. I only learnt of this application through a neighbour.

Kind regards

██████████  
████████████████████  
██████████████████  
██



**Party 13**

**From:** [REDACTED]  
**Sent:** Wednesday, December 30, 2020 11:18 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:** Beswick, Claire <[Claire.Beswick@southwark.gov.uk](mailto:Claire.Beswick@southwark.gov.uk)>  
**Subject:** License app - objection #873907

Dear Sir / Madam

I hereby (30 December 2020) would like to lodge my full objection to the Lassco application for an extended license under the arches of maltby street.

I reject on the grounds that my home residence is directly opposite this premise, which is a high density accommodation block of 100s of residents. This area is now heavily residential, with just a few single handful of metres to my family home Ams bedrooms of adults and young children. The extra noise and litter in the area already is escalating out of control.

Please reject.

I'm also unclear why residents were not proactively alerted to this application in writing to all residents of arc house.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Party 14**

**From:** [REDACTED]  
**Sent:** Wednesday, December 30, 2020 12:55 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection - application by licensee 873907

Dear Sirs,

As an 'other person' under the Licensing Act 2003, I wish to object to the application for:

Premises: a full variation to extend opening hours and times for sale of alcohol;

- Sale of alcohol (on & off the premises,

that has been made by licensee 873907 Lassco Ltd.

**Grounds for objection**

My grounds for objection are made under the objectives of:

the prevention of crime and disorder; and

- the prevention of nuisance.

**More detail - prevention of nuisance, crime and disorder**

I own property in Arc House, on Maltby Street opposite Lassco.

It goes without saying that introducing licenced premises until midnight to a quiet residential area will bring with it the usual antics of a late night closing bar. Drunk people singing or fighting their way to a bus stop or station, smoking, vomiting and urinating in the streets and our doorways and rubbish are but some of the highly likely nuisances from the visitors to Lassco late at night. The nearest bus stops are Tanner Street (which is infrequently served) or otherwise Tooley Street or Tower Bridge Road, meaning that drunk revellers will have a journey through the residential areas singing and dancing to add to the pain of them being present at the Lassco premises. From the bar itself, we expect there to be late night emptying of bins, staff milling around, security lighting, the bar's lighting and the music of the bar until it closes. None of this can be mitigated by signs like 'Ssssh, please don't disturb our neighbours', which are invariably ignored in licensed premises worldwide.

On both sides of the trainline arches, Lassco faces residential apartments and a number of young families live in them, including mine. We bought on Maltby Street for that exact reason – it had a bustling market in the day time and a great community feel, but otherwise it was highly residential and quiet each evening. This is rare in London. There are very limited late night bars in the area and it would be completely ill fitting for the area for you to grant this licence. It would severely affect



**Party 15**

**From:** [REDACTED]  
**Sent:** Wednesday, December 30, 2020 11:21 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Fw: Objection - licence number: 873907

Dear Sirs

As an 'other person' under the Licensing Act 2003, I wish to object to the application for that has been made by **licensee 873907 Lassco Ltd** for:

- Premises: a full variation to extend opening hours and times for sale of alcohol;
- Sale of alcohol (on & off the premises).

My grounds for objection are made under the objectives of:

1. the prevention of crime and disorder;
2. ensuring public safety; and
3. the prevention of nuisance.

**Required information**

[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED]
Date:	30 December 2020
Application opposed to:	Applications for Premises Licences, Club Registrations, and Reviews Details for Licence Number: <b><u>873907</u></b> (Full variation to extend opening hours and times for sale of alcohol. Sale of alcohol (on & off the premises))
Reasons:	See below

**Reasons**

The area in which the premises is situated is a quiet, residential area. There are very limited on-premises or off-premises alcohol licensees in the immediate vicinity, and those that do operate have limited opening hours and do not do so late into the night. Apart from the other, limited-operation and limited-opening Maltby Street Market premises, all of the streets that surround the Lassco premises are residential.

I object on the following basis, with reference to the numbered grounds listed above:

- **Ground 1 & 2: Crime and public safety**

I own property in the area. I am a female. I have often had to walk home, alone late at night, from work. For the most part, I have felt safe doing so. The times when I have not felt safe have been when intoxicated men on Bermondsey Street have bothered me. Having encountered this on more than one occasion, I have avoided Bermondsey Street on the way home, particularly after 8pm with the bars

in that area having late licenses. I have felt fortunate that I can avoid Bermondsey Street on the way home, and that my street is a quiet, residential street where I have no need to worry about that behaviour.

If this licence is granted, I will not feel safe approaching my front door with intoxicated individuals having been drawn to the area by a late licensed bar. There are many poorly lit areas around the premises, including the archways under the railway lines. The grant of this licence will doubtlessly increase the risk of crime and decrease public safety for the many residents living in close proximity to the premises.

[REDACTED]  
[REDACTED]. I was once followed home by a man leaving a bar on Bermondsey Street and had to take a detour so as not to lead him to my front door. I am very concerned about the prospect of intoxicated individuals leaving the premises late at night as I arrive home. It is unreasonable to put people in this position and it is not suitable for the residential area in which I chose to live.

- Ground 1 & 3: Disorder and nuisance

It is abundantly obvious that having a bar open until 2300 on Monday-Wednesday and 0000 on Thursday-Saturday will cause a public nuisance and disorder in what is, currently, a quiet residential area. This is far too late to have a bar open on what has always been a peaceful and safe street.

Many of us moved to this area specifically because the markets were only open of a weekend and did not run late into the night. The premises has traditionally been a furniture shop. The change in character is beyond unreasonable.

Even in the unlikely event that no crime and safety issues arise, the risk of disorder is significant. However, even if disorder does not materialise, nuisance to the many residents in the vicinity of the premises is totally inevitable.

Nuisance from intoxicated patrons leaving the bar after 11pm and after midnight on weeknights will be particularly pronounced, as will the inevitable noise from clear up of the bar between midnight and 1am including bins and lock-up, and the security lighting that will accompany the leaving of patrons and staff, well past midnight on weeknights.

I would be very grateful if you could take these submissions into consideration in considering the application. I implore you to reject it. This will undoubtedly have a negative impact under the objectives listed at 1-3 above.

Please contact me if you require further information.

Kind regards

[REDACTED]

**Party 16**

**From:** [REDACTED]  
**Sent:** Wednesday, December 30, 2020 11:50 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection to application to vary premises licence: License Ref: 873778

[REDACTED]

[REDACTED]

[REDACTED]

Date: 30 December 2020

**Objection to application to vary premises licence: License Ref: 873778**

Dear Sir / Madam,

I am writing to you to submit an objection to an application to vary premises license made under Section 34 of the Licensing Act 2003. The application has been submitted by Ian Banfield of Lassco Ltd / Maltby Street Market Ltd with regards to Ropewalk & Arches 46 & 48-53, Maltby Street, SE1 3PA.

Currently the applicant can sell alcohol on Wednesday to Saturday from 10.00am to 22.00pm, and on Sunday from 10.00am to 17.00pm. I believe the current license hours represents a respectful balance between business and residential needs.

The application is to extend both opening hours and the hours in which the retail sale of alcohol can take place both in terms of days (extended to a full 7 days a week) and hours (extended to between 23.00pm and midnight except for Sundays at 9pm). I do not believe this is a reasonable balance of business and residential needs.

My property is within very close proximity of the premises to which the license application relates.

I object on the following grounds:

1. Prevention of crime and disorder

The increase in licence hours will increase crime and disorder as it will attract people to the area late at night. It will also increase the number of people who are drunk, and therefore more prone to risk-taking and violent crime. The area is a quiet residential area which does not have much traffic (from either pedestrians or cars), nor does it have many police patrols. As such, the things that deter people from committing crimes (e.g. potentially being challenged by witnesses or caught by the police) will not be there, making it more likely that crime and disorder will increase. Also, as a young woman living alone, with the entrance to my block of flats by the entrance to Maltby Street Market and the railway tracks, I will feel very unsafe going home if there are drunk people about in such an isolated area. As a young lone woman, it will put me at particular risk of rape, sexual assault, robbery,

harassment and other crimes. It is not something I can avoid as I live there. I am entitled to feel safe in and around my own home.

## 2. Prevention of public nuisance

In my flat during the licensing hours, I can clearly here noise from Maltby Street Market. [REDACTED]. Despite double glazing, and despite living on the fifth floor, I can hear the words that people are saying from the Market outside, the live music that they play (without consulting residents), and the general laughter, shouting and singing from the Market below. It is a nuisance already but luckily it is reduced in hours. Extending the licence to 7 days a week will extend the nuisance to all days of the week. Increasing the hours will exacerbate the nuisance, making it difficult to relax after a working day or sleep. This will become untenable.

Equally, visitors to Maltby Street Market on the weekends generally leave a lot of rubbish in the area and urinate under the railway arches. This will increase, especially with more drunk people at late hours and with the possibility of them being there every day of the week.

## 3. Public safety

Increasing the licensing will decrease public safety due to both the increase in criminality in the area and the hazards produced by the increase in littering and urination.

For these reasons I object to the license extension.

Kind regards,

[REDACTED]

**From:** Ian Banfield  
**Sent:** Thursday, January 7, 2021 3:48 PM  
**To:** [REDACTED]  
**Cc:** Mills, Dorcas <Dorcas.Mills@SOUTHWARK.GOV.UK>  
**Subject:** RE: Concerned resident

Hello [REDACTED]

Thank you for getting in touch.

In short we want to be able to provide alcohol to customers at lunchtime on a Monday and Tuesday and Sunday evening. We have a good demand for customers (largely locals) that want to visit, eat and drink at these times.

We have also had times when our customers would like to stay a little later to finish their food and drink and we currently can't permit this.

It is not our intention to begin a wild ride of late night parties, boozing and revelry. Far from it. Just the ability to serve customers at the aforementioned times (that most patrons understand to be the standard licensed hours).

I value the excellent relationship with local residents very highly. We are scrupulous about licensing regulations and cleanliness. The very last thing I want to do is disturb the neighbours.

I'll be making some amendments to the application, as recommended by Southwark licensing, please do review these and we can hopefully discuss again.

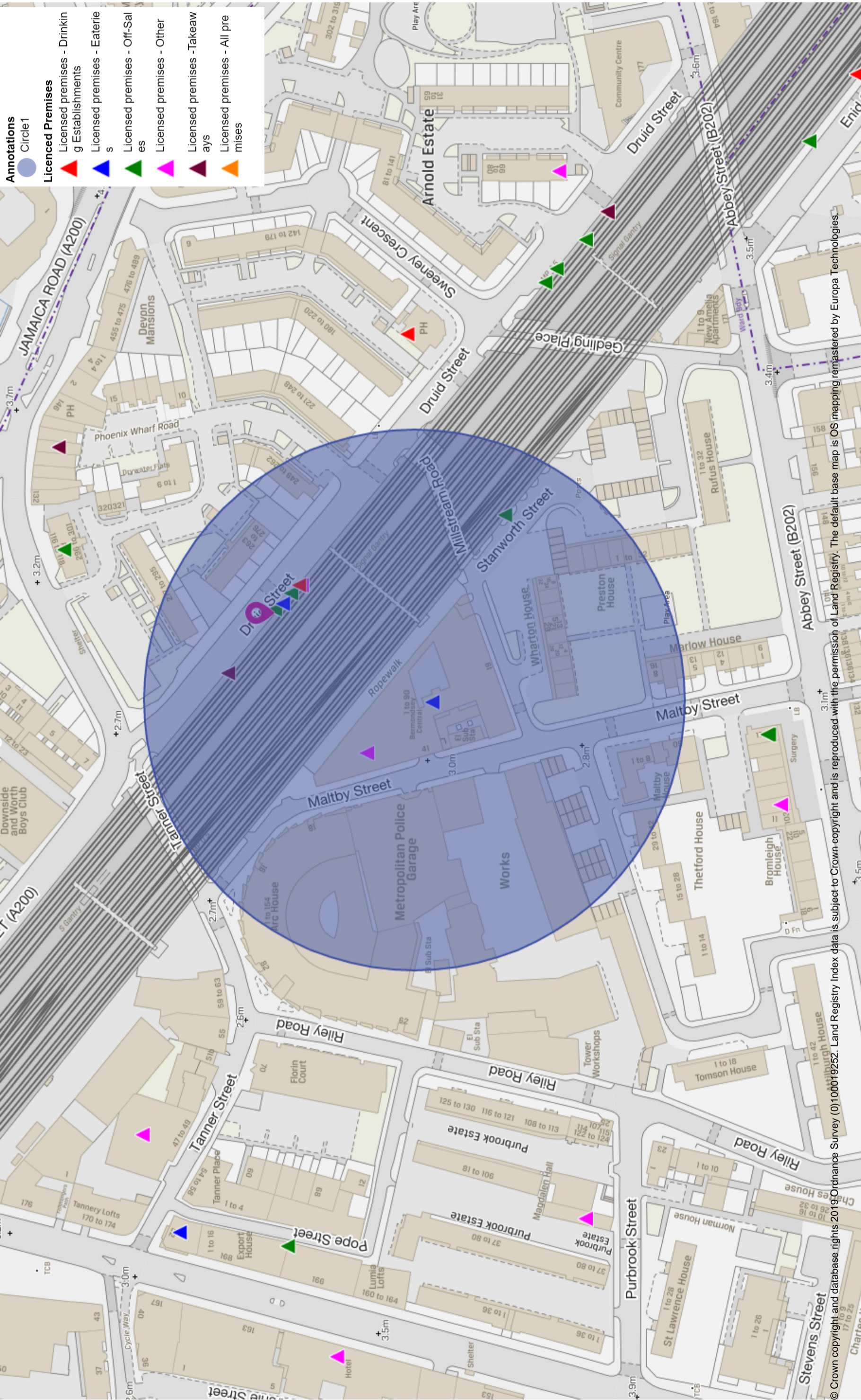
It is worth mentioning here that I feel very strongly about not leaving a licensing legacy for others that may come after us. I am happy to discuss conditions on the license that will control this activity whilst enabling us to cater to the Monday, Tuesday, Sunday customer and those that would like a little longer to finish their food (and have another glass of with it!)

Regards,  
Ian

-----  
Ian Banfield  
LASSCO Ltd.  
[lassco.co.uk](http://lassco.co.uk)  
Maltby Street Market  
[maltby.st](http://maltby.st)



Lassco, Ropewalk Arches 46, 48-53  
41 Maltby Street, SE1 3PA



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14-Jan-2021

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