

## Licensing Sub-Committee

MINUTES of the OPEN section of the Licensing Sub-Committee held on Thursday 24 June 2021 at 10.00 am at 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

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**PRESENT:** Councillor Renata Hamvas (Chair)  
Councillor Lorraine Lauder MBE  
Councillor Maria Linforth-Hall

**OTHER MEMBERS PRESENT:** Councillor Adele Morris, ward councillor

**OFFICER SUPPORT:** Debra Allday, legal officer  
Dorcas Mills, licensing officer  
Andrew Weir, constitutional officer

### 1. APOLOGIES

This was a virtual licensing sub-committee meeting.

The chair explained to the participants and observers how the virtual meeting would run. Everyone then introduced themselves.

There were no apologies for absence.

### 2. CONFIRMATION OF VOTING MEMBERS

The voting members were confirmed verbally, one at a time.

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

There were no late and urgent items of business.

**4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were none.

**5. LICENSING ACT 2003: BOROUGH YARDS DEVELOPMENT, 1 BANK END, LONDON SE1 9BU**

The licensing officer addressed the sub-committee. They advised that this was an application for 14 licensed premises: 11 restaurants, two bars and one hybrid bar/restaurants.

It was also noted that all parties had agreed to consider the 14 applications together.

It was also noted that the responsible authorities had conciliated with the applicant prior to the sub-committee meeting.

Members had questions for the licensing officer.

It was also noted that the other persons (local residents) had agreed to present a joint presentation to the sub-committee.

The chair confirmed that the applicant and the local residents would have up to 90 minutes for their presentations.

The applicant and their legal representative addressed the sub-committee.

The meeting adjourned at 11.32am for a comfort break. The meeting reconvened at 11.37am.

The applicant and their legal representative continued with their presentation. Members then had a number of questions for the applicant and their legal representative.

The meeting adjourned at 12.50pm for a lunch break. The meeting reconvened at 1.12pm.

The ward councillor addressed the sub-committee. Members had questions for the ward councillor.

The local residents then addressed the sub-committee. Members had a number of

questions for the local residents.

The meeting adjourned at 2.58pm to allow the applicant and their legal representative time to discuss further conditions that they might offer, having listened to the concerns of the local residents and the ward councillor.

The meeting reconvened at 3.30pm and the applicant's legal representative advised the sub-committee of further conditions that the applicant would be willing to offer, having listened to the local residents' and ward councillor's concerns.

Members had no questions for the applicant and their legal representative. The local residents and ward councillor responded to the applicant's proposed conditions.

The applicant, the ward councillor and local residents were given up to 15 minutes for summing up.

The meeting adjourned at 4.21pm for the sub-committee to consider its decision.

The meeting reconvened at 5.02pm and the chair advised everyone present of the decision.

**RESOLVED:**

That the application made by Mark Bermondsey (Guernsey) Limited for premises licence under Section 17 of the Licensing Act 2003 in respect of the premises known as Unit 001, 1 Bank End London SE1 9BU be granted:

- Films (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Late night refreshment: Monday to Saturday: 23:00 to 00:00
- Recorded music (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Alcohol (on and off-sales): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Opening hours Monday to Saturday: 08:00 to 00:00  
Sunday: 10:00 to 23:00

**Conditions**

The operation of the premises under the licence shall be subject to relevant mandatory conditions, conditions derived from the operation schedule highlighted in Section M of the application form, the conditions agreed with the licensing authority and environmental protection team during conciliation and the following

conditions agreed by the licensing sub-committee:

1. That customers shall not be permitted to drink alcohol in Stoney Street, Clink Street, Bank End or Park Street or to remove open vessels of alcohol from the premises (save for designated external areas shaded pink on the overall plan where a unit has access to that area).
2. That there shall be no off-sales of alcohol save for (a) any alcohol to be delivered ancillary to a food order or (b) sealed bottles of wine or sparkling wine with a minimum price of £15 per bottle (c) alcohol to be consumed at tables in the designated external areas.
3. That external tables and chairs are to be rendered unusable by 22:30, until the start of trading hours the following day.
4. That there shall be no vertical drinking permitted in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan.
5. That customers and staff are not permitted to smoke outside a unit at anytime (save for in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan). *(Amended plan attached with 2<sup>nd</sup> smoking area near Park Street entrance)*
6. That no loudspeakers shall be positioned externally, or in a place/direction that causes a noise nuisance to residents.
7. That after 22:00 there shall be no collections for delivery of take-away food or drink.
8. That takeaway delivery drivers/riders shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the licensed premises, not to obstruct the highway and not to raise their voices in a manner that disturbs residents.
9. That no customers shall be permitted to queue on the public highway.
10. That there be no live sports events shall be screened at the premises.
11. That the operational management plan includes: Borough Yards shall employ a taxi marshal or marshals in accordance with a written risk assessment.
12. That the operational management plan includes: There shall be a designated taxi drop off point at Soap Yard for customers of the units in Stoney Street and Park Street.
13. That the operational management plan includes: Borough Yards shall liaise with the residents' forum on appropriate taxi drop off and collection points.

14. That the operational management plan includes: Clink Yard shall be referred to as "Soap Yard" in publicly available documents (including websites). All references to Clink Yard in the licence conditions are to be read as referring to Soap Yard.
15. That the opening hours and licensable activities on Sundays are restricted to 10:00 to 23:00.
16. That no licensable activities shall take place at the premises until premises licences #866700 and #874328 have been surrendered and are incapable of resurrection.
17. That toilets within the premises must remain open until the last customer has left the premises.
18. That wherever possible, single use plastics (both receptacles and straws) should not be used, unless there is no alternative.
19. That the operational management plan includes: Quarterly meetings with residents and resident representatives shall be facilitated by the Borough Yards' Estate Managers unless and until all parties agree that they are not required or required to the same frequency.
20. That the operational management plan includes: Security shall assist in encouraging buskers creating a nuisance on the immediate periphery to move on.
21. That the operational management plans includes: Borough Yards must deploy sufficient SIA's and/or street marshals, in accordance with a risk assessment, to ensure that customers using the licensed premises do not create a nuisance to nearby residents.
22. That after 22:00, customers are not permitted to leave the venue via the door leading to Park Street.

That the application made by Mark Bermondsey (Guernsey) Limited for premises licence under Section 17 of the Licensing Act 2003 in respect of the premises known as Unit 192, 1 Bank End London SE1 9BU be granted:

- Films (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Late night refreshment: Monday to Saturday: 23:00 to 00:00
- Recorded music (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00

- Alcohol (on and off-sales): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Opening hours Monday to Saturday: 08:00 to 00:00  
Sunday: 10:00 to 23:00

## Conditions

The operation of the premises under the licence shall be subject to relevant mandatory conditions, conditions derived from the operation schedule highlighted in Section M of the application form, the conditions agreed with the licensing authority and environmental protection team during conciliation and the following conditions agreed by the licensing sub-committee:

1. That customers shall not be permitted to drink alcohol in Stoney Street, Clink Street, Bank End or Park Street or to remove open vessels of alcohol from the premises (save for designated external areas shaded pink on the overall plan where a unit has access to that area).
2. That there shall be no off-sales of alcohol save for (a) any alcohol to be delivered ancillary to a food order or (b) sealed bottles of wine or sparkling wine with a minimum price of £15 per bottle (c) alcohol to be consumed at tables in the designated external areas.
3. That external tables and chairs are to be rendered unusable by 22:30, until the start of trading hours the following day.
4. That there shall be no vertical drinking permitted in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan.
5. That customers and staff are not permitted to smoke outside a unit at anytime (save for in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan). (*Amended plan attached with 2<sup>nd</sup> smoking area near Park Street entrance*)
6. That no loudspeakers shall be positioned externally, or in a place/direction that causes a noise nuisance to residents.
7. That after 22:00 there shall be no collections for delivery of take-away food or drink.
8. That takeaway delivery drivers/riders shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the licensed premises, not to obstruct the highway and not to raise their voices in a manner that disturbs residents.

9. That no customers shall be permitted to queue on the public highway.
10. That there be no live sports events shall be screened at the premises.
11. That the operational management plan includes: Borough Yards shall employ a taxi marshal or marshals in accordance with a written risk assessment.
12. That the operational management plan includes: There shall be a designated taxi drop off point at Soap Yard for customers of the units in Stoney Street and Park Street.
13. That the operational management plan includes: Borough Yards shall liaise with the residents' forum on appropriate taxi drop off and collection points.
14. That the operational management plan includes: Clink Yard shall be referred to as "Soap Yard" in publicly available documents (including websites). All references to Clink Yard in the licence conditions are to be read as referring to Soap Yard.
15. That the opening hours and licensable activities on Sundays are restricted to 10:00 to 23:00.
16. That no licensable activities shall take place at the premises until premises licences #866700 and #874328 have been surrendered and are incapable of resurrection.
17. That toilets within the premises must remain open until the last customer has left the premises.
18. That wherever possible, single use plastics (both receptacles and straws) should not be used, unless there is no alternative.
19. That the operational management plan includes: Quarterly meetings with residents and resident representatives shall be facilitated by the Borough Yards' Estate Managers unless and until all parties agree that they are not required or required to the same frequency.
20. That the operational management plan includes: Security shall assist in encouraging buskers creating a nuisance on the immediate periphery to move on.
21. That the operational management plans includes: Borough Yards must deploy sufficient SIA's and/or street marshals, in accordance with a risk assessment, to ensure that customers using the licensed premises do not create a nuisance to nearby residents.

That the application made by Mark Bermondsey (Guernsey) Limited for premises licence under Section 17 of the Licensing Act 2003 in respect of the premises known as Unit 192A, 1 Bank End London SE1 9BU be granted:

- Films (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Late night refreshment: Monday to Saturday: 23:00 to 00:00
- Recorded music (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Alcohol (on and off-sales): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Opening hours Monday to Saturday: 08:00 to 00:00  
Sunday: 10:00 to 23:00

### Conditions

The operation of the premises under the licence shall be subject to relevant mandatory conditions, conditions derived from the operation schedule highlighted in Section M of the application form, the conditions agreed with the licensing authority and environmental protection team during conciliation and the following conditions agreed by the licensing sub-committee:

1. That customers shall not be permitted to drink alcohol in Stoney Street, Clink Street, Bank End or Park Street or to remove open vessels of alcohol from the premises (save for designated external areas shaded pink on the overall plan where a unit has access to that area).
2. That there shall be no off-sales of alcohol save for (a) any alcohol to be delivered ancillary to a food order or (b) sealed bottles of wine or sparkling wine with a minimum price of £15 per bottle (c) alcohol to be consumed at tables in the designated external areas.
3. That external tables and chairs are to be rendered unusable by 22:30 until the start of trading hours the following day.
4. That there shall be no vertical-drinking permitted in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan.
5. That customers and staff are not permitted to smoke outside a unit at anytime (save for in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan). (*Amended plan attached with 2<sup>nd</sup> smoking area near Park Street entrance*)



6. That no loudspeakers shall be positioned externally, or in a place/direction that causes a noise nuisance to residents.
7. That after 22:00 there shall be no collections for delivery of take-away food or drink.
8. That no customers shall be permitted to queue on the public highway.
9. That no live sports events shall be screened at the premises.
10. That the operational management plan shall include: Borough Yards shall employ a taxi marshal or marshals in accordance with a written risk assessment.
11. That the operational management plan shall include: There shall be a designated taxi drop off point at Soap Yard for customers of the units in Stoney Street and Park Street.
12. That the operational management plan shall include: Borough Yards shall liaise with the residents' forum on appropriate taxi drop off and collection points.
13. That the operational management plan shall include: Clink Yard shall be referred to as "Soap Yard" in publicly available documents (including websites). All references to Clink Yard in the licence conditions are to be read as referring to Soap Yard.
14. That the opening hours and licensable activities on Sundays are restricted to 10:00 to 23:00.
15. That no licensable activities shall take place at the premises until premises licences #866700 and #874328 have been surrendered and are incapable of resurrection.
16. That the upstairs external terrace shall not be used by customers.
17. That toilets within the premises must remain open until the last customer has left the premises.
18. That wherever possible, single use plastics (both receptacles and straws) should not be used unless there is no alternative.
19. That the operational management plan shall include: Quarterly meetings with residents and resident representatives shall be facilitated by the Borough Yards' Estate Managers unless and until all parties agree that they are not required or required to the same frequency.
20. That the OMP includes: Security shall assist in encouraging buskers creating

a nuisance on the immediate periphery to move on.

21. That the OMP includes: Borough Yards must deploy sufficient SIA's and/or street marshals, in accordance with a risk assessment, to ensure that customers using the licensed premises do not create a nuisance to nearby residents.
22. That after 22:00, customers are not permitted to leave the venue via the door leading to Park Street.

That the application made by Mark Bermondsey (Guernsey) Limited for premises licence under Section 17 of the Licensing Act 2003 in respect of the premises known as Unit 193, 1 Bank End London SE1 9BU be granted:

- Films (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Late night refreshment: Monday to Saturday: 23:00 to 00:00
- Recorded music (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Alcohol (on and off-sales): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Opening hours Monday to Saturday: 08:00 to 00:00  
Sunday: 10:00 to 23:00

### Conditions

The operation of the premises under the licence shall be subject to relevant mandatory conditions, conditions derived from the operation schedule highlighted in Section M of the application form, the conditions agreed with the licensing authority and environmental protection team during conciliation and the following conditions agreed by the licensing sub-committee:

1. That customers shall not be permitted to drink alcohol in Stoney Street, Clink Street, Bank End or Park Street or to remove open vessels of alcohol from the premises (save for designated external areas shaded pink on the overall plan where a unit has access to that area).
2. That there shall be no off-sales of alcohol save for (a) any alcohol to be delivered ancillary to a food order or (b) sealed bottles of wine or sparkling wine with a minimum price of £15 per bottle (c) alcohol to be consumed at tables in the designated external areas.
3. That external tables and chairs are to be rendered unusable by 22:30, until

the start of trading hours the following day.

4. That there shall be no vertical drinking permitted in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan.
5. That customers and staff are not permitted to smoke outside a unit at anytime (save for in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan). (*Amended plan attached with 2<sup>nd</sup> smoking area near Park Street entrance*)
6. That no loudspeakers shall be positioned externally, or in a place/direction that causes a noise nuisance to residents.
7. That after 22:00 there shall be no collections for delivery of take-away food or drink.
8. That takeaway delivery drivers/riders shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the licensed premises, not to obstruct the highway and not to raise their voices in a manner that disturbs residents.
9. That no customers shall be permitted to queue on the public highway.
10. That there be no live sports events shall be screened at the premises.
11. That the operational management plan includes: Borough Yards shall employ a taxi marshal or marshals in accordance with a written risk assessment.
12. That the operational management plan includes: There shall be a designated taxi drop off point at Soap Yard for customers of the units in Stoney Street and Park Street.
13. That the operational management plan includes: Borough Yards shall liaise with the residents' forum on appropriate taxi drop off and collection points.
14. That the operational management plan includes: Clink Yard shall be referred to as "Soap Yard" in publicly available documents (including websites). All references to Clink Yard in the licence conditions are to be read as referring to Soap Yard.
15. That the opening hours and licensable activities on Sundays are restricted to 10:00 to 23:00.
16. That no licensable activities shall take place at the premises until premises licences #866700 and #874328 have been surrendered and are incapable of resurrection.

17. That toilets within the premises must remain open until the last customer has left the premises.
18. That wherever possible, single use plastics (both receptacles and straws) should not be used, unless there is no alternative.
19. That the operational management plan includes: Quarterly meetings with residents and resident representatives shall be facilitated by the Borough Yards' Estate Managers unless and until all parties agree that they are not required or required to the same frequency.
20. That the operational management plan includes: Security shall assist in encouraging buskers creating a nuisance on the immediate periphery to move on.
21. That the operational management plans includes: Borough Yards must deploy sufficient SIA's and/or street marshals, in accordance with a risk assessment, to ensure that customers using the licensed premises do not create a nuisance to nearby residents.

That the application made by Mark Bermondsey (Guernsey) Limited for premises licence under Section 17 of the Licensing Act 2003 in respect of the premises known as Unit 205, 1 Bank End London SE1 9BU be granted:

- Films (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Late night refreshment: Monday to Saturday: 23:00 to 00:00
- Recorded music (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Alcohol (on and off-sales): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Opening hours Monday to Saturday: 08:00 to 00:00  
Sunday: 10:00 to 23:00

### **Conditions**

The operation of the premises under the licence shall be subject to relevant mandatory conditions, conditions derived from the operation schedule highlighted in Section M of the application form, the conditions agreed with the licensing authority and environmental protection team during conciliation and the following conditions agreed by the licensing sub-committee:

1. That customers shall not be permitted to drink alcohol in Stoney Street, Clink

Street, Bank End or Park Street or to remove open vessels of alcohol from the premises (save for designated external areas shaded pink on the overall plan where a unit has access to that area).

2. That there shall be no off-sales of alcohol save for (a) any alcohol to be delivered ancillary to a food order or (b) sealed bottles of wine or sparkling wine with a minimum price of £15 per bottle (c) alcohol to be consumed at tables in the designated external areas.
3. That external tables and chairs are to be rendered unusable by 22:30 until the start of trading hours the following day.
4. That there shall be no vertical-drinking permitted in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan.
5. That customers and staff are not permitted to smoke outside a unit at anytime (save for in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan). (*Amended plan attached with 2<sup>nd</sup> smoking area near Park Street entrance*)
6. That no loudspeakers shall be positioned externally, or in a place/direction that causes a noise nuisance to residents.
7. That after 22:00 there shall be no collections for delivery of take-away food or drink.
8. That no customers shall be permitted to queue on the public highway.
9. That no live sports events shall be screened at the premises.
10. That the operational management plan shall included: Borough Yards shall employ a taxi marshal or marshals in accordance with a written risk assessment.
11. That the operational management plan shall include: There shall be a designated taxi drop off point at Soap Yard for customers of the units in Stoney Street and Park Street.
12. That the operational management plan shall include: Borough Yards shall liaise with the residents' forum on appropriate taxi drop off and collection points.
13. That the operational management plan shall include: Clink Yard shall be referred to as "Soap Yard" in publicly available documents (including websites). All references to Clink Yard in the licence conditions are to be read as referring to Soap Yard.

14. That the opening hours and licensable activities on Sundays are restricted to 10:00 to 23:00.
15. That no licensable activities shall take place at the premises until premises licences #866700 and #874328 have been surrendered and are incapable of resurrection.
16. That the upstairs external terrace shall not be used by customers.
17. That toilets within the premises must remain open until the last customer has left the premises.
18. That wherever possible, single use plastics (both receptacles and straws) should not be used unless there is no alternative.
19. That the operational management plan shall include: Quarterly meetings with residents and resident representatives shall be facilitated by the Borough Yards' Estate Managers unless and until all parties agree that they are not required or required to the same frequency.
20. That the OMP includes: Security shall assist in encouraging buskers creating a nuisance on the immediate periphery to move on.
21. That the OMP includes: Borough Yards must deploy sufficient SIA's and/or street marshals, in accordance with a risk assessment, to ensure that customers using the licensed premises do not create a nuisance to nearby residents.
22. That after 22:00, customers are not permitted to leave the venue via the door leading to Park Street.

That the application made by Mark Bermondsey (Guernsey) Limited for premises licence under Section 17 of the Licensing Act 2003 in respect of the premises known as Unit 207, 1 Bank End London SE1 9BU be granted:

- Films (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Late night refreshment: Monday to Saturday: 23:00 to 00:00
- Recorded music (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Alcohol (on and off-sales): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00



10. That no customers shall be permitted to queue on the public highway.
11. That no live sports events shall be screened at the premises.
12. That the operational management plan shall include: Borough Yards shall employ a taxi marshal or marshals in accordance with a written risk assessment.
13. That the operational management plan shall include: There shall be a designated taxi drop off point at Soap Yard for customers of the units in Stoney Street and Park Street.
14. That the operational management plan shall include: Borough Yards shall liaise with the residents' forum on appropriate taxi drop off and collection points.
15. That the operational management plans shall include: Clink Yard shall be referred to as "Soap Yard" in publicly available documents (including websites). All references to Clink Yard in the licence conditions are to be read as referring to Soap Yard.
16. That the opening hours and licensable activities on Sundays shall be restricted to 10:00 to 23:00.
17. That no licensable activities shall take place at the premises until premises licences #866700 and #874328 have been surrendered and are incapable of resurrection.
18. That toilets within the premises must remain open until the last customer has left the premises.
19. That wherever possible, single use plastics (both receptacles and straws) should not be used unless there is no alternative.
20. That the operational management plan shall include: Quarterly meetings with residents and resident representatives shall be facilitated by the Borough Yards' Estate Managers unless and until all parties agree that they are not required or required to the same frequency.
21. That the operational management plan shall include: Security shall assist in encouraging buskers creating a nuisance on the immediate periphery to move on.
22. That the operational management plan shall include: Borough Yards must deploy sufficient SIA's and/or street marshals, in accordance with a risk assessment, to ensure that customers using the licensed premises do not create a nuisance to nearby residents.



That the application made by Mark Bermondsey (Guernsey) Limited for premises licence under Section 17 of the Licensing Act 2003 in respect of the premises known as Unit 208, 1 Bank End London SE1 9BU be granted:

- Films (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Late night refreshment: Monday to Saturday: 23:00 to 00:00
- Recorded music (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Alcohol (on and off-sales): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Opening hours Monday to Saturday: 08:00 to 00:00  
Sunday: 10:00 to 23:00

### Conditions

The operation of the premises under the licence shall be subject to relevant mandatory conditions, conditions derived from the operation schedule highlighted in Section M of the application form, the conditions agreed with the licensing authority and environmental protection team during conciliation and the following conditions agreed by the licensing sub-committee:

1. That customers shall not be permitted to drink alcohol in Stoney Street, Clink Street, Bank End or Park Street or to remove open vessels of alcohol from the premises (save for designated external areas shaded pink on the overall plan where a unit has access to that area).
2. That there shall be no off-sales of alcohol save for (a) any alcohol to be delivered ancillary to a food order or (b) sealed bottles of wine or sparkling wine with a minimum price of £15 per bottle (c) alcohol to be consumed at tables in the designated external areas.
3. That external tables and chairs are to be rendered unusable by 22:30, until the start of trading hours the following day.
4. That there shall be no vertical drinking permitted in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan.
5. That customers and staff are not permitted to smoke outside a unit at anytime (save for in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan). (*Amended plan attached with 2<sup>nd</sup> smoking area near Park Street entrance*)

6. That no loudspeakers shall be positioned externally, or in a place/direction that causes a noise nuisance to residents.
7. That after 22:00 there shall be no collections for delivery of take-away food or drink.
8. That takeaway delivery drivers/riders shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the licensed premises, not to obstruct the highway and not to raise their voices in a manner that disturbs residents.
9. That no customers shall be permitted to queue on the public highway.
10. That there be no live sports events shall be screened at the premises.
11. That the operational management plan includes: Borough Yards shall employ a taxi marshal or marshals in accordance with a written risk assessment.
12. That the operational management plan includes: There shall be a designated taxi drop off point at Soap Yard for customers of the units in Stoney Street and Park Street.
13. That the operational management plan includes: Borough Yards shall liaise with the residents' forum on appropriate taxi drop off and collection points.
14. That the operational management plan includes: Clink Yard shall be referred to as "Soap Yard" in publicly available documents (including websites). All references to Clink Yard in the licence conditions are to be read as referring to Soap Yard.
15. That the opening hours and licensable activities on Sundays are restricted to 10:00 to 23:00.
16. That no licensable activities shall take place at the premises until premises licences #866700 and #874328 have been surrendered and are incapable of resurrection.
17. That toilets within the premises must remain open until the last customer has left the premises.
18. That wherever possible, single use plastics (both receptacles and straws) should not be used, unless there is no alternative.
19. That the operational management plan includes: Quarterly meetings with residents and resident representatives shall be facilitated by the Borough Yards' Estate Managers unless and until all parties agree that they are not required or required to the same frequency.

20. That the operational management plan includes: Security shall assist in encouraging buskers creating a nuisance on the immediate periphery to move on.
21. That the operational management plans includes: Borough Yards must deploy sufficient SIA's and/or street marshals, in accordance with a risk assessment, to ensure that customers using the licensed premises do not create a nuisance to nearby residents.
22. That save for immediate access and egress, the bi-fold doors on Stoney Street shall be kept closed after 22:00. At all other times the licence holder must risk assess the need to close the bi-fold doors so as to avoid noise nuisance to nearby residents.

That the application made by Mark Bermondsey (Guernsey) Limited for premises licence under Section 17 of the Licensing Act 2003 in respect of the premises known as Unit 213, 1 Bank End London SE1 9BU be granted:

- Films (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Late night refreshment: Monday to Saturday: 23:00 to 00:00
- Recorded music (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Alcohol (on and off-sales): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Opening hours Monday to Saturday: 08:00 to 00:00  
Sunday: 10:00 to 23:00

### **Conditions**

The operation of the premises under the licence shall be subject to relevant mandatory conditions, conditions derived from the operation schedule highlighted in Section M of the application form, the conditions agreed with the licensing authority and environmental protection team during conciliation and the following conditions agreed by the licensing sub-committee:

1. That customers shall not be permitted to drink alcohol in Stoney Street, Clink Street, Bank End or Park Street or to remove open vessels of alcohol from the premises (save for designated external areas shaded pink on the overall plan where a unit has access to that area).
2. That there shall be no off-sales of alcohol save for (a) any alcohol to be

delivered ancillary to a food order or (b) sealed bottles of wine or sparkling wine with a minimum price of £15 per bottle (c) alcohol to be consumed at tables in the designated external areas.

3. That external tables and chairs are to be rendered unusable by 22:30, until the start of trading hours the following day.
4. That there shall be no vertical drinking permitted in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan.
5. That customers and staff are not permitted to smoke outside a unit at anytime (save for in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan). *(Amended plan attached with 2<sup>nd</sup> smoking area near Park Street entrance)*
6. That no loudspeakers shall be positioned externally, or in a place/direction that causes a noise nuisance to residents.
7. That after 22:00 there shall be no collections for delivery of take-away food or drink.
8. That takeaway delivery drivers/riders shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the licensed premises, not to obstruct the highway and not to raise their voices in a manner that disturbs residents.
9. That no customers shall be permitted to queue on the public highway.
10. That there be no live sports events shall be screened at the premises.
11. That the operational management plan includes: Borough Yards shall employ a taxi marshal or marshals in accordance with a written risk assessment.
12. That the operational management plan includes: There shall be a designated taxi drop off point at Soap Yard for customers of the units in Stoney Street and Park Street.
13. That the operational management plan includes: Borough Yards shall liaise with the residents' forum on appropriate taxi drop off and collection points.
14. That the operational management plan includes: Clink Yard shall be referred to as "Soap Yard" in publicly available documents (including websites). All references to Clink Yard in the licence conditions are to be read as referring to Soap Yard.
15. That the opening hours and licensable activities on Sundays are restricted to 10:00 to 23:00.

16. That no licensable activities shall take place at the premises until premises licences #866700 and #874328 have been surrendered and are incapable of resurrection.
17. That toilets within the premises must remain open until the last customer has left the premises.
18. That wherever possible, single use plastics (both receptacles and straws) should not be used, unless there is no alternative.
19. That the operational management plan includes: Quarterly meetings with residents and resident representatives shall be facilitated by the Borough Yards' Estate Managers unless and until all parties agree that they are not required or required to the same frequency.
20. That the operational management plan includes: Security shall assist in encouraging buskers creating a nuisance on the immediate periphery to move on.
21. That the operational management plans includes: Borough Yards must deploy sufficient SIA's and/or street marshals, in accordance with a risk assessment, to ensure that customers using the licensed premises do not create a nuisance to nearby residents.
22. That save for immediate access and egress, the bi-fold doors on Stoney Street shall be kept closed after 22:00. At all other times the licence holder must risk assess the need to close the bi-fold doors so as to avoid noise nuisance to nearby residents.

That the application made by Mark Bermondsey (Guernsey) Limited for premises licence under Section 17 of the Licensing Act 2003 in respect of the premises known as Unit 215, 1 Bank End London SE1 9BU be granted:

- Films (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Late night refreshment: Monday to Saturday: 23:00 to 00:00
- Recorded music (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Alcohol (on and off-sales): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Opening hours Monday to Saturday: 08:00 to 00:00  
Sunday: 10:00 to 23:00

## Conditions

The operation of the premises under the licence shall be subject to relevant mandatory conditions, conditions derived from the operation schedule highlighted in Section M of the application form, the conditions agreed with the licensing authority and environmental protection team during conciliation and the following conditions agreed by the licensing sub-committee:

1. That customers shall not be permitted to drink alcohol in Stoney Street, Clink Street, Bank End or Park Street or to remove open vessels of alcohol from the premises (save for designated external areas shaded pink on the overall plan where a unit has access to that area).
2. That there shall be no off-sales of alcohol save for (a) any alcohol to be delivered ancillary to a food order or (b) sealed bottles of wine or sparkling wine with a minimum price of £15 per bottle (c) alcohol to be consumed at tables in the designated external areas.
3. That external tables and chairs are to be rendered unusable by 22:30, until the start of trading hours the following day.
4. That there shall be no vertical drinking permitted in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan.
5. That customers and staff are not permitted to smoke outside a unit at anytime (save for in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan). *(Amended plan attached with 2<sup>nd</sup> smoking area near Park Street entrance)*
6. That no loudspeakers shall be positioned externally, or in a place/direction that causes a noise nuisance to residents.
7. That after 22:00 there shall be no collections for delivery of take-away food or drink.
8. That takeaway delivery drivers/riders shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the licensed premises, not to obstruct the highway and not to raise their voices in a manner that disturbs residents.
9. That no customers shall be permitted to queue on the public highway.
10. That a lobby door must be installed at the entrance/exit door to prevent noise escape likely to cause a nuisance
11. That there be no live sports events shall be screened at the premises.

12. That the operational management plan includes: Borough Yards shall employ a taxi marshal or marshals in accordance with a written risk assessment.
13. That the operational management plan includes: There shall be a designated taxi drop off point at Soap Yard for customers of the units in Stoney Street and Park Street.
14. That the operational management plan includes: Borough Yards shall liaise with the residents' forum on appropriate taxi drop off and collection points.
15. That the operational management plan includes: Clink Yard shall be referred to as "Soap Yard" in publicly available documents (including websites). All references to Clink Yard in the licence conditions are to be read as referring to Soap Yard.
16. That the opening hours and licensable activities on Sundays are restricted to 10:00 to 23:00.
17. That no licensable activities shall take place at the premises until premises licences #866700 and #874328 have been surrendered and are incapable of resurrection.
18. That toilets within the premises must remain open until the last customer has left the premises.
19. That wherever possible, single use plastics (both receptacles and straws) should not be used, unless there is no alternative.
20. That the operational management plan includes: Quarterly meetings with residents and resident representatives shall be facilitated by the Borough Yards' Estate Managers unless and until all parties agree that they are not required or required to the same frequency.
21. That the operational management plan includes: Security shall assist in encouraging buskers creating a nuisance on the immediate periphery to move on.
22. That the operational management plans includes: Borough Yards must deploy sufficient SIA's and/or street marshals, in accordance with a risk assessment, to ensure that customers using the licensed premises do not create a nuisance to nearby residents.

That the application made by Mark Bermondsey (Guernsey) Limited for premises licence under Section 17 of the Licensing Act 2003 in respect of the premises known as Unit 219, 1 Bank End London SE1 9BU be granted:

- Films (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Late night refreshment: Monday to Saturday: 23:00 to 00:00
- Recorded music (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Alcohol (on and off-sales): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Opening hours Monday to Saturday: 08:00 to 00:00  
Sunday: 10:00 to 23:00

### Conditions

The operation of the premises under the licence shall be subject to relevant mandatory conditions, conditions derived from the operation schedule highlighted in Section M of the application form, the conditions agreed with the licensing authority and environmental protection team during conciliation and the following conditions agreed by the licensing sub-committee:

1. That customers shall not be permitted to drink alcohol in Stoney Street, Clink Street, Bank End or Park Street or to remove open vessels of alcohol from the premises (save for designated external areas shaded pink on the overall plan where a unit has access to that area).
2. That there shall be no off-sales of alcohol save for (a) any alcohol to be delivered ancillary to a food order or (b) sealed bottles of wine or sparkling wine with a minimum price of £15 per bottle (c) alcohol to be consumed at tables in the designated external areas.
3. That external tables and chairs are to be rendered unusable by 22:30, until the start of trading hours the following day.
4. That there shall be no vertical drinking permitted in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan.
5. That customers and staff are not permitted to smoke outside a unit at anytime (save for in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan). (*Amended plan attached with 2<sup>nd</sup> smoking area near Park Street entrance*)
6. That no loudspeakers shall be positioned externally, or in a place/direction that causes a noise nuisance to residents.
7. That after 22:00 there shall be no collections for delivery of take-away food or



drink.

8. That takeaway delivery drivers/riders shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the licensed premises, not to obstruct the highway and not to raise their voices in a manner that disturbs residents.
9. That no customers shall be permitted to queue on the public highway.
10. That a lobby door must be installed at the entrance/exit door to prevent noise escape likely to cause a nuisance
11. That there be no live sports events shall be screened at the premises.
12. That the operational management plan includes: Borough Yards shall employ a taxi marshal or marshals in accordance with a written risk assessment.
13. That the operational management plan includes: There shall be a designated taxi drop off point at Soap Yard for customers of the units in Stoney Street and Park Street.
14. That the operational management plan includes: Borough Yards shall liaise with the residents' forum on appropriate taxi drop off and collection points.
15. That the operational management plan includes: Clink Yard shall be referred to as "Soap Yard" in publicly available documents (including websites). All references to Clink Yard in the licence conditions are to be read as referring to Soap Yard.
16. That the opening hours and licensable activities on Sundays are restricted to 10:00 to 23:00.
17. That no licensable activities shall take place at the premises until premises licences #866700 and #874328 have been surrendered and are incapable of resurrection.
18. That toilets within the premises must remain open until the last customer has left the premises.
19. That wherever possible, single use plastics (both receptacles and straws) should not be used, unless there is no alternative.
20. That the operational management plan includes: Quarterly meetings with residents and resident representatives shall be facilitated by the Borough Yards' Estate Managers unless and until all parties agree that they are not required or required to the same frequency.
21. That the operational management plan includes: Security shall assist in

encouraging buskers creating a nuisance on the immediate periphery to move on.

22. That the operational management plans includes: Borough Yards must deploy sufficient SIA's and/or street marshals, in accordance with a risk assessment, to ensure that customers using the licensed premises do not create a nuisance to nearby residents.

That the application made by Mark Bermondsey (Guernsey) Limited for premises licence under Section 17 of the Licensing Act 2003 in respect of the premises known as Unit 229, 1 Bank End London SE1 9BU be granted:

- Films (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Late night refreshment: Monday to Saturday: 23:00 to 00:00
- Recorded music (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Alcohol (on and off-sales): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Opening hours Monday to Saturday: 08:00 to 00:00  
Sunday: 10:00 to 23:00

### **Conditions**

The operation of the premises under the licence shall be subject to relevant mandatory conditions, conditions derived from the operation schedule highlighted in Section M of the application form, the conditions agreed with the licensing authority and environmental protection team during conciliation and the following conditions agreed by the licensing sub-committee:

1. That customers shall not be permitted to drink alcohol in Stoney Street, Clink Street, Bank End or Park Street or to remove open vessels of alcohol from the premises (save for designated external areas shaded pink on the overall plan where a unit has access to that area).
2. That there shall be no off-sales of alcohol save for (a) any alcohol to be delivered ancillary to a food order or (b) sealed bottles of wine or sparkling wine with a minimum price of £15 per bottle (c) alcohol to be consumed at tables in the designated external areas.
3. That external tables and chairs are to be rendered unusable by 22:30, until the start of trading hours the following day.

4. That there shall be no vertical drinking permitted in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan.
5. That customers and staff are not permitted to smoke outside a unit at anytime (save for in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan). (*Amended plan attached with 2<sup>nd</sup> smoking area near Park Street entrance*)
6. That no loudspeakers shall be positioned externally, or in a place/direction that causes a noise nuisance to residents.
7. That after 22:00 there shall be no collections for delivery of take-away food or drink.
8. That takeaway delivery drivers/riders shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the licensed premises, not to obstruct the highway and not to raise their voices in a manner that disturbs residents.
9. That no customers shall be permitted to queue on the public highway.
10. That there be no live sports events shall be screened at the premises.
11. That the operational management plan includes: Borough Yards shall employ a taxi marshal or marshals in accordance with a written risk assessment.
12. That the operational management plan includes: There shall be a designated taxi drop off point at Soap Yard for customers of the units in Stoney Street and Park Street.
13. That the operational management plan includes: Borough Yards shall liaise with the residents' forum on appropriate taxi drop off and collection points.
14. That the operational management plan includes: Clink Yard shall be referred to as "Soap Yard" in publicly available documents (including websites). All references to Clink Yard in the licence conditions are to be read as referring to Soap Yard.
15. That the opening hours and licensable activities on Sundays are restricted to 10:00 to 23:00.
16. That no licensable activities shall take place at the premises until premises licences #866700 and #874328 have been surrendered and are incapable of resurrection.
17. That toilets within the premises must remain open until the last customer has

left the premises.

18. That wherever possible, single use plastics (both receptacles and straws) should not be used, unless there is no alternative.
19. That the operational management plan includes: Quarterly meetings with residents and resident representatives shall be facilitated by the Borough Yards' Estate Managers unless and until all parties agree that they are not required or required to the same frequency.
20. That the operational management plan includes: Security shall assist in encouraging buskers creating a nuisance on the immediate periphery to move on.
21. That the operational management plans includes: Borough Yards must deploy sufficient SIA's and/or street marshals, in accordance with a risk assessment, to ensure that customers using the licensed premises do not create a nuisance to nearby residents.

That the application made by Mark Bermondsey (Guernsey) Limited for premises licence under Section 17 of the Licensing Act 2003 in respect of the premises known as Unit 230, 1 Bank End London SE1 9BU be granted:

- Films (indoors):  
Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Late night refreshment: Monday to Saturday: 23:00 to 00:00
- Recorded music (indoors):  
Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Alcohol (on and off-sales):  
Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Opening hours  
Monday to Saturday: 08:00 to 00:00  
Sunday: 10:00 to 23:00

## Conditions

The operation of the premises under the licence shall be subject to relevant mandatory conditions, conditions derived from the operation schedule highlighted in Section M of the application form, the conditions agreed with the licensing authority and environmental protection team during conciliation and the following conditions agreed by the licensing sub-committee:

1. That customers shall not be permitted to drink alcohol in Stoney Street, Clink

Street, Bank End or Park Street or to remove open vessels of alcohol from the premises (save for designated external areas shaded pink on the overall plan where a unit has access to that area).

2. That there shall be no off-sales of alcohol save for (a) any alcohol to be delivered ancillary to a food order or (b) sealed bottles of wine or sparkling wine with a minimum price of £15 per bottle (c) alcohol to be consumed at tables in the designated external areas.
3. That external tables and chairs are to be rendered unusable by 22:30, until the start of trading hours the following day.
4. That there shall be no vertical drinking permitted in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan.
5. That customers and staff are not permitted to smoke outside a unit at anytime (save for in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan). (*Amended plan attached with 2<sup>nd</sup> smoking area near Park Street entrance*)
6. That no loudspeakers shall be positioned externally, or in a place/direction that causes a noise nuisance to residents.
7. That after 22:00 there shall be no collections for delivery of take-away food or drink.
8. That takeaway delivery drivers/riders shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the licensed premises, not to obstruct the highway and not to raise their voices in a manner that disturbs residents.
9. That no customers shall be permitted to queue on the public highway.
10. That there be no live sports events shall be screened at the premises.
11. That the operational management plan includes: Borough Yards shall employ a taxi marshal or marshals in accordance with a written risk assessment.
12. That the operational management plan includes: There shall be a designated taxi drop off point at Soap Yard for customers of the units in Stoney Street and Park Street.
13. That the operational management plan includes: Borough Yards shall liaise with the residents' forum on appropriate taxi drop off and collection points.
14. That the operational management plan includes: Clink Yard shall be referred to as "Soap Yard" in publicly available documents (including websites). All

references to Clink Yard in the licence conditions are to be read as referring to Soap Yard.

15. That the opening hours and licensable activities on Sundays are restricted to 10:00 to 23:00.
16. That no licensable activities shall take place at the premises until premises licences #866700 and #874328 have been surrendered and are incapable of resurrection.
17. That toilets within the premises must remain open until the last customer has left the premises.
18. That wherever possible, single use plastics (both receptacles and straws) should not be used, unless there is no alternative.
19. That the operational management plan includes: Quarterly meetings with residents and resident representatives shall be facilitated by the Borough Yards' Estate Managers unless and until all parties agree that they are not required or required to the same frequency.
20. That the operational management plan includes: Security shall assist in encouraging buskers creating a nuisance on the immediate periphery to move on.
21. That the operational management plans includes: Borough Yards must deploy sufficient SIA's and/or street marshals, in accordance with a risk assessment, to ensure that customers using the licensed premises do not create a nuisance to nearby residents.

That the application made by Mark Bermondsey (Guernsey) Limited for premises licence under Section 17 of the Licensing Act 2003 in respect of the premises known as Unit 231, 1 Bank End London SE1 9BU be granted:

- Films (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Late night refreshment: Monday to Saturday: 23:00 to 00:00
- Recorded music (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Alcohol (on and off-sales): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Opening hours Monday to Saturday: 08:00 to 00:00  
Sunday: 10:00 to 23:00

## Conditions

The operation of the premises under the licence shall be subject to relevant mandatory conditions, conditions derived from the operation schedule highlighted in Section M of the application form, the conditions agreed with the licensing authority and environmental protection team during conciliation and the following conditions agreed by the licensing sub-committee:

1. That customers shall not be permitted to drink alcohol in Stoney Street, Clink Street, Bank End or Park Street or to remove open vessels of alcohol from the premises (save for designated external areas shaded pink on the overall plan where a unit has access to that area).
2. That there shall be no off-sales of alcohol save for (a) any alcohol to be delivered ancillary to a food order or (b) sealed bottles of wine or sparkling wine with a minimum price of £15 per bottle (c) alcohol to be consumed at tables in the designated external areas.
3. That external tables and chairs are to be rendered unusable by 22:30, until the start of trading hours the following day.
4. That there shall be no vertical drinking permitted in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan.
5. That customers and staff are not permitted to smoke outside a unit at anytime (save for in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan). *(Amended plan attached with 2<sup>nd</sup> smoking area near Park Street entrance)*
6. That no loudspeakers shall be positioned externally, or in a place/direction that causes a noise nuisance to residents.
7. That after 22:00 there shall be no collections for delivery of take-away food or drink.
8. That takeaway delivery drivers/riders shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the licensed premises, not to obstruct the highway and not to raise their voices in a manner that disturbs residents.
9. That no customers shall be permitted to queue on the public highway.
10. That there be no live sports events shall be screened at the premises.
11. That the operational management plan includes: Borough Yards shall employ a taxi marshal or marshals in accordance with a written risk assessment.

12. That the operational management plan includes: There shall be a designated taxi drop off point at Soap Yard for customers of the units in Stoney Street and Park Street.
13. That the operational management plan includes: Borough Yards shall liaise with the residents' forum on appropriate taxi drop off and collection points.
14. That the operational management plan includes: Clink Yard shall be referred to as "Soap Yard" in publicly available documents (including websites). All references to Clink Yard in the licence conditions are to be read as referring to Soap Yard.
15. That the opening hours and licensable activities on Sundays are restricted to 10:00 to 23:00.
16. That no licensable activities shall take place at the premises until premises licences #866700 and #874328 have been surrendered and are incapable of resurrection.
17. That toilets within the premises must remain open until the last customer has left the premises.
18. That wherever possible, single use plastics (both receptacles and straws) should not be used, unless there is no alternative.
19. That the operational management plan includes: Quarterly meetings with residents and resident representatives shall be facilitated by the Borough Yards' Estate Managers unless and until all parties agree that they are not required or required to the same frequency.
20. That the operational management plan includes: Security shall assist in encouraging buskers creating a nuisance on the immediate periphery to move on.
21. That the operational management plans includes: Borough Yards must deploy sufficient SIA's and/or street marshals, in accordance with a risk assessment, to ensure that customers using the licensed premises do not create a nuisance to nearby residents.

That the application made by Mark Bermondsey (Guernsey) Limited for premises licence under Section 17 of the Licensing Act 2003 in respect of the premises known as Unit 232, 1 Bank End London SE1 9BU be granted:

- Films (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Late night refreshment: Monday to Saturday: 23:00 to 00:00



- Recorded music (indoors): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Alcohol (on and off-sales): Monday to Saturday: 10:00 to 00:00  
Sunday: 10:00 to 23:00
- Opening hours Monday to Saturday: 08:00 to 00:00  
Sunday: 10:00 to 23:00

## Conditions

The operation of the premises under the licence shall be subject to relevant mandatory conditions, conditions derived from the operation schedule highlighted in Section M of the application form, the conditions agreed with the licensing authority and environmental protection team during conciliation and the following conditions agreed by the licensing sub-committee:

1. That customers shall not be permitted to drink alcohol in Stoney Street, Clink Street, Bank End or Park Street or to remove open vessels of alcohol from the premises (save for designated external areas shaded pink on the overall plan where a unit has access to that area).
2. That there shall be no off-sales of alcohol save for (a) any alcohol to be delivered ancillary to a food order or (b) sealed bottles of wine or sparkling wine with a minimum price of £15 per bottle (c) alcohol to be consumed at tables in the designated external areas.
3. That external tables and chairs are to be rendered unusable by 22:30, until the start of trading hours the following day.
4. That there shall be no vertical drinking permitted in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan.
5. That customers and staff are not permitted to smoke outside a unit at anytime (save for in the designated external areas shaded pink or external smoking areas shaded yellow on the overall plan). (*Amended plan attached with 2<sup>nd</sup> smoking area near Park Street entrance*)
6. That no loudspeakers shall be positioned externally, or in a place/direction that causes a noise nuisance to residents.
7. That after 22:00 there shall be no collections for delivery of take-away food or drink.
8. That takeaway delivery drivers/riders shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance

to any residents or generally outside the licensed premises, not to obstruct the highway and not to raise their voices in a manner that disturbs residents.

9. That no customers shall be permitted to queue on the public highway.
10. That there be no live sports events shall be screened at the premises.
11. That the operational management plan includes: Borough Yards shall employ a taxi marshal or marshals in accordance with a written risk assessment.
12. That the operational management plan includes: There shall be a designated taxi drop off point at Soap Yard for customers of the units in Stoney Street and Park Street.
13. That the operational management plan includes: Borough Yards shall liaise with the residents' forum on appropriate taxi drop off and collection points.
14. That the operational management plan includes: Clink Yard shall be referred to as "Soap Yard" in publicly available documents (including websites). All references to Clink Yard in the licence conditions are to be read as referring to Soap Yard.
15. That the opening hours and licensable activities on Sundays are restricted to 10:00 to 23:00.
16. That no licensable activities shall take place at the premises until premises licences #866700 and #874328 have been surrendered and are incapable of resurrection.
17. That toilets within the premises must remain open until the last customer has left the premises.
18. That wherever possible, single use plastics (both receptacles and straws) should not be used, unless there is no alternative.
19. That the operational management plan includes: Quarterly meetings with residents and resident representatives shall be facilitated by the Borough Yards' Estate Managers unless and until all parties agree that they are not required or required to the same frequency.
20. That the operational management plan includes: Security shall assist in encouraging buskers creating a nuisance on the immediate periphery to move on.
21. That the operational management plans includes: Borough Yards must deploy sufficient SIA's and/or street marshals, in accordance with a risk assessment, to ensure that customers using the licensed premises do not create a nuisance to nearby residents.

## Reasons

The licensing sub-committee heard from the applicant's legal representative who advised that they sought permission to carry on licensable activities at 14 units within a major multi-use regeneration project known as "Borough Yards". The scheme was to create a unique social, cultural and shopping hub that would be sustainably linked to business and enterprise workspaces. The development reflected an investment of approximately £300 million and would consist of 39 retail units, substantial work and office space, a gallery space, 11 restaurants, two bars, and one hybrid restaurant/bar. A licence had already been granted for the Everyman boutique cinema that formed part of the scheme.

The units had been constructed within reinvented spaces, opening up the railway arches close to Borough Market. Much of the footprint of the new development previously housed Vinopolis City of Wine, a large wine-themed vertical-drinking event space which closed in 2015. The applicant held the shadow premises licence for Vinopolis and would be surrendered should premises licences be granted; 14 small individual licences will replace the existing more extensive licence.

The applications were important for the applicant, important for the local residents and important for the area and had been under scrutiny for 5 to 6 years. The development would support approximately 1,100 jobs, a substantial number of which will be reserved for local people and will include apprenticeships and training opportunities as conditioned into the planning permission and accompanying section 106 agreement. 60% of the retail floor-space would be reserved for small independent enterprises. The developer would also contribute over £400,000 to the London Borough of Southwark's Community Infrastructure Levy, over £1 million to assist the implementation of the Crossrail scheme, and £100,000 to TfL towards the cycle docking station at Park Street and Southwark Street. The development was set to achieve a BREEAM "excellent" sustainability.

The applicant's legal representative advised that all of the applications had been amended and the operating hours had been substantially reduced in response to representations and was now in line with planning permission. A midnight closing hour was now proposed for all the licensed units. The applications each had a revised suite of conditions proposed for the different style of units in light of the representations made by the responsible authorities and other persons. Each of the 14 applications seek the same licensable activities: films (indoors only), late night refreshment, recorded music (indoors only), and the sale of alcohol (for on and off-consumption).

The restaurant applications each contained a full restaurant condition limiting the supply of alcohol to persons taking a table meal there which must be consumed ancillary to their meals. Each restaurant unit is permitted a small holding bar with a capacity of no more than 20 persons.

The two bar applications do not contain a restaurant condition but as an

alternative, contain an additional condition requiring appropriate SIA door security provision on the busier nights (a minimum of one SIA on Thursday to Saturday from 21:00 until 30 minutes after closure) and SIA provision to be risk assessed at all other times. The door supervisors employed at the specific bar units would be in addition to security employed by the Borough Yards development as a whole (detailed in the operational management plan). The applicant also planned to employ at least three security officers to assist with the quiet dispersal of customers from the area.

Bar units would be obliged to install a noise limiter to ensure that any amplified music is not audible in any nearby noise sensitive premises. Bar operators must also become an active member of any pubwatch scheme/BCRP radio scheme where available.

The tenant expected to occupy unit 207 would be Vinoteca and it is expected at least 50% of its customers to be diners. The premises would not operate as a "pure" bar and required more flexibility on bar use than the restaurant units. To ensure the unit could not operate as a vertical-drinking bar two additional conditions were offered firstly, that the supply of alcohol must be by waiter/waitress service only to persons seated at tables and secondly that substantial food and non-intoxicating beverages to be available in all parts of the premises where alcohol is sold for consumption on the premises.

The internal footprint of the 14 licensed units would amount to 3,594m<sup>2</sup>, compared to 6,367m<sup>2</sup> for Vinopolis. From 3,594m<sup>2</sup> of the 14 licensed units, 389.5m<sup>2</sup> would be for pure bar use and 211m<sup>2</sup> for the hybrid restaurant/bar unit. This was a 90% reduction of the pure bar use permitted under the Vinopolis licence and 83% of the internal floor space of all the new licensed units would be dedicated to food-led restaurant use.

In terms of capacity, the total capacity of all 14 units would be 1,574 persons, although it was unlikely all units would ever operate at maximum capacity at any one time. The capacity at its highest, for the 2 bar units and Unit 207 (hybrid unit) combined, would amount to just 359 persons or 23% of the total, whereas under the Vinopolis licence 1,250 vertical drinkers would be permitted.

Customers of certain units would have access to dedicated external areas where they can sit at tables. The idea would be to permit a civilised café experience for visitors to Borough Yards. No vertical drinking would be permitted in these areas these dedicated external areas must be cleared of customers by no later than 22:00 hours

All of the applications contain a smoking condition requiring any customer who wishes to smoke after 22:00 to use the designated external areas if the particular unit has access to such an area or, alternatively, to be directed to the designated smoking area in Soap Yard.

In addition to specific licence conditions, each unit would be required (by

condition) to comply with the Borough Yards' operational management plan and tenant's handbook which deal with (but not limited to): transport strategy and travel management plan; service standards; crime prevention and security (including a 24 hour security presence); dispersal policy (including the positioning of security personnel to assist with the quiet and safe dispersal of customers); taxi collections; noise management strategy; cleaning and waste collection; CCTV (to assist with security and monitor footfall that will inform security provision risk assessments); cycling spaces; health and safety; banning notices for disruptive visitors and sustainability.

Each unit would be obliged to comply with a tenant's handbook setting out their duties (designed to promote the licensing objectives) and avoid disturbance to residents and local workers.

The applications had been subject to extensive engagement with the responsible authorities and their advice and suggestions was reflected in the 14 amended applications. All of the responsible authorities conciliated, being satisfied that the applications would not adversely impact on cumulative impact and would promote the licensing objectives.

The applicant had commissioned three independent expert reports: a former Metropolitan Police Borough Commander, and Assistant Director for Safer Communities for a London Borough and considered the likely impact of the grant of these licence applications on the licensing objectives generally, and the crime and disorder objective in particular. The experts concluded that, given the amended operating hours, amended conditions proposed, and the further measures within the operational management plan, the grant of these licence applications is unlikely to undermine the licensing objectives or add to cumulative impact in Borough and Bankside.

The licensing sub-committee then heard from the ward councillor, Councillor Morris and other persons 34 and 13. Other person 34 (a local resident) was representing the other local residents who had objected to the applications.

The sub-committee was informed that the Borough Yard development was fully embedded in a residential community of 932 people including many young children, the vulnerable and the elderly. Figures from the 2018/19 cumulative impact area (CIA) alcohol licensing review showed the Borough and Bankside CIA had the highest rowdy behaviour and street drinking calls of anti-social behavior. It had over double the number of calls of the second highest CIA in Southwark (Camberwell), 78% higher than Peckham's alcohol violent crime, the highest annual call-out rates violence with injury reported crime and 25% of the total alcohol-related ambulance call-outs.

More recently, the police issued a dispersal order from Tower Bridge to Waterloo for the whole weekend of 1 May 2021 after a racially aggravated grievous bodily harm incident and public order offences and after numerous alcohol-triggered incidents of anti-social behavior. On 8 May 2021 all licensed premises in Borough

Market and surrounding streets were “recommended” to cease off-sales until 17 May 2021.

Residents were regularly subjected to intoxicated visitors shouting, swearing, screaming and chanting under their windows. These visitors regularly fight outside residents homes, smash bottles and damage property. The applicant wanted to operate 14 bars and restaurants seven days a week until midnight. The units had mezzanines to increase covers and appeared a more intensive operation than Vinopolis ever was.

It was noted that some units have tall French double doors/ bi-fold doors that would be wide open to the narrow residential streets. The canyon-like topography of the small and narrow streets efficiently transmits noise, music, laughter and smoke up to residents’ homes. Standing drinkers would perceive no difference between inside and outside-and behave accordingly. The applications had no provision for noise break-out of human voice. Entrance lobbies were conditioned in the Vinopolis licence, but the Applicant refused to conciliate on this point.

The applicant also sought outdoor drinking licences at all its premises, including those in Stoney Street where the units open straight out onto narrow streets under residents’ windows. The objectors asked that premises with no outdoor space to have outdoor drinking conditioned out of their licenses.

The residents were of the view that there was no way for drinkers, diners or taxis to reach or leave Borough Yards Development except under the windows of the 932 residents. Objectors sought a condition that from 22:00 all departing patrons be directed away from homes to exit through Dirty Lane and Soap Yard. The applicant offered to close four gates at that time. Whilst this was welcomed, it still meant 1574 patrons could be exiting directly from 13 other on street units under residents’ homes late at night.

It was advised that around the Borough Yards development, there was no free legal parking places and very few paying ones and all the narrow streets feed out onto a Red Route. It was the view of the other persons that this had not been sufficiently addressed by the applicant.

Due to the known problems with football fans, the other persons also sought a condition prohibiting the screening of sports events.

Additionally, as daytime drinking was a problem in the area, the applicant was also asked not to include off-sales as the damage and distress that daytime drinking was demonstrably causing to the local.

The other persons also requested that SIA security staff on each residential street during both day and night time operation. This would also assist queues colonising on the public realm of footpaths, forcing pedestrians into the road.

The licensing sub-committee noted the representations of 39 other persons, 11 of

whom were present at the meeting.

The licensing sub-committee was informed that one other person had withdrawn their representation.

When considering all of the applications, the licensing sub-committee noted the importance of the responsible authorities conciliating. The police did not submit an objection, meaning that they were satisfied that the crime and disorder licensing objective would be promoted by the applicant. The environmental protection team conciliated their objection, satisfied that the grant of these applications would not undermine the public nuisance objective. Licensing as a responsible authority was also satisfied that the grant of the applications would not undermine any of the licensing objectives and will not add to the existing cumulative impact in the Borough and Bankside cumulative impact area.

The sub-committee noted that the Borough Yards development had been scrutinised over a number of years and with the additional conditions offered by the applicant during the course of the hearing now strikes the correct balance between the interests of the applicant and those of the wider community, with robust conditions to mitigate the impact of the licensed premises. By replacing the late night alcohol led venue under the Vinopolis licence with a heavily food led family and community friendly scheme the potential cumulative impact is diminished, not added to, and the licensing objectives are promoted.

In view of the further extensive measures proposed by the applicant during the course of the meeting, the licensing sub-committee was satisfied that the licences would be unlikely to add to cumulative impact. The benefits of the Borough Yards development outweighs the outstanding concerns and an exception to Southwark's licensing policy is justified.

In reaching this decision the sub-committee had regard to all the relevant considerations and the four licensing objectives and considered that this decision was appropriate and proportionate.

### **Appeal rights**

The applicant may appeal against any decision:

- a) To impose conditions on the licence
- b) To exclude a licensable activity or refuse to specify a person as premises supervisor.

Any person who made relevant representations in relation to the application who desires to contend:

- a) That the licence ought not to have been granted; or
- b) That, on granting the licence, the licensing authority ought not to have imposed different or additional conditions to the licence, or ought to have

modified them in a different way

may appeal against the decision.

Any appeal must be made to the Magistrates' Court for the area in which the premises are situated. Any appeal must be commenced by notice of appeal given by the appellant to the justices' clerk for the Magistrates' Court within the period of 21 days beginning with the day on which the appellant was notified by the licensing authority of the decision appealed against.

The meeting ended at 5.15pm.

**CHAIR:**

**DATED:**