

Licensing Sub-Committee

Thursday 24 June 2021
10.00 am

Please note that this meeting may run into Friday 25 June 2021
Online/Virtual: please contact 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 Lorraine Lauder MBE
Councillor Maria Linforth-Hall

Reserves

Councillor Sunil Chopra

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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Contact

Andrew Weir by email: andrew.weir@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly
Chief Executive
Date: 16 June 2021



Licensing Sub-Committee

Thursday 24 June 2021
10.00 am

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Order of Business

Item No.	Title	Page No.
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PART A - OPEN BUSINESS

1. APOLOGIES

To receive any apologies for absence.

2. CONFIRMATION OF VOTING MEMBERS

A representative of each political group will confirm the voting members of the committee.

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

In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.

5. LICENSING ACT 2003: BOROUGH YARDS DEVELOPMENT, 1 BANK END, LONDON SE1 9BU 1 - 831

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: 16 June 2021

Item No. 5.	Classification: Open	Date: 24 and 25 June 2021	Meeting Name: Licensing Sub-Committee
Report Title		Licensing Act 2003: Borough Yards Development, 1 Bank End, London SE1 9BU	
Ward(s) of group(s) affected		Borough and Bankside	
From		Strategic Director of Environment and Leisure	

RECOMMENDATION

1. That the licensing sub-committee considers applications made by Mark Bermondsey (Guernsey) Limited for a premises licences to be granted under the Licensing Act 2003 in respect of the premises known as follows:

Unit 001, 1 Bank End, London SE1 9BU
Unit 192, 1 Bank End, London SE1 9BU
Unit192a, 1 Bank End, London SE1 9BU
Unit 205, 1 Bank End, London SE1 9BU
Unit 193, 1 Bank End, London SE1 9BU
Unit 207, 1 Bank End, London SE1 9BU
Unit 208, 1 Bank End, London SE1 9BU
Unit 213, 1 Bank End, London SE1 9BU
Unit 215, 1 Bank End, London SE1 9BU
Unit 219, 1 Bank End, London SE1 9BU
Unit 229, 1 Bank End, London SE1 9BU
Unit 230, 1 Bank End, London SE1 9BU
Unit 231, 1 Bank End, London SE1 9BU
Unit 232, 1 Bank End, London SE1 9BU.

2. Notes:

- a) This application forms a new applications for a premises licences, submitted under Section 17 of the Licensing Act 2003. The applications are subject to representations from responsible authorities and other persons and are therefore referred to the sub-committee for determination.
- b) Paragraphs 8 to 19 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 20 to 28 of this report deals with the representations submitted in respect of the applications. Copies of the representations submitted by the responsible authorities and withdrawal email are attached to this report as Appendices B and C. Copies of representations from other persons are attached as Appendices D and E. A copy of the Shadow licence is attached as Appendix F. A copy of the presentation from the applicant is attached at Appendix G. A map showing the location of the premises is attached to this report as Appendix H.

- d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

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

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On March 2021, Mark Bermondsey (Guernsey) Limited applied for premises licences to be granted under the Licensing Act 2003 in respect of the premises. The initial applications were made for 16 premises and subsequently another application was made for a further premises Unit 232 on 12 May 2021.

9. Eleven of the applications are for restaurants Units 001, 192, 193, 208, 213, 215, 219, 229, 230, 231 & 232). Units 215 & 230 were originally applied for as “bars” but will now be modified into restaurants and they have the full suite of restaurant conditions .
10. Two of the applications (Units 192A and 205) are for bars.
11. Unit 207 is a “hybrid” restaurant/wine bar unit. Some customers of Unit 207 will wish to sample the wine product without eating. That is why they cannot operate under the standard full restaurant conditions which have been offered for the pure restaurant units. However, to prevent the venue morphing into a vertical drinking bar the applicant has added two conditions at the end of their amended application (conditions 33 and 34). These conditions ensure that: 1) the supply of alcohol shall be by waiter or waitress service only to persons seated at tables and 2) Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
12. Three of the applications (010, 101 and 221 (The Gallery)), have been withdrawn.
13. There are now 14 live applications.
14. Following constructive discussions, the applications have been amended in relation to both the hours and conditions originally applied for on all units. The maximum capacity limits for each unit have now been inserted into the amended conditions. The total capacity of all the applications is 1,574. The restaurant units account for 1,215 of this total capacity. The bars/hybrid units account for 359 of this total capacity. This compares to the 1,250 permitted capacity under the Vinopolis licence.
15. The amended plans for each unit which (where relevant) now identify the external dining/drinking areas and smoking areas referred to in the conditions. There is a single smoking area in Clink Yard marked on the overall plan for the Stoney Street units, which do not have their own external areas. This is marked in yellow, outlined in red.
16. The applications as amended can be summarised as follows:

Restaurants

Units 001, 192, 193, 208, 213, 215, 219, 231, and 232, 1Bank End SE1 9BU

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

Bars

Units 192a and 205, 1 Bank End SE1 9BU

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

Hybrid (restaurant and Bar)

Unit 207, 1 Bank End SE1 9BU

- Films (indoors) Sunday to Saturday: 10:00 to 00:00
- Late night refreshment Sunday to Saturday: 23:00 to 00:00
- Recorded music (Indoors) Sunday to Saturday:10:00 to 00:00
- Alcohol (indoors and outdoors) Sunday to Saturday:10:00 to 00:00
- Opening hours Sunday to Saturday: 08:00 to 00:00.

17. The following non standards timings at New Year have been applied for as follows:
 - Opening hours shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
18. The designated premises supervisor for all of the premises is to be Renee Moran whose personal licence details are yet to be confirmed.
19. The premises licence applications form provides the applicant's operating schedule. Parts B, F, I, J, K, L, and M of the operating schedule set out the proposed licensable activities, operating hours and operating control measures in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in part M of the operating schedule will form the basis of conditions that will be attached to any licence granted subsequent to the application. Copies of the applications and premises plans are attached to this report in Appendix A.

Representations from responsible authorities

20. Two responsible authorities, namely the environmental protection team (EPT) and licensing (as a responsible authority) submitted representations to each application.
21. The EPT raised concerns that the site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's licensing policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street and Stoney Street entrances/exits, some of which are completely new pedestrian routes.
22. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this. Whilst a

dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent. EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 and 00:00 (midnight).

23. The EPT have since reviewed the list of conditions for both bar and restaurant premises and have noted the revised terminal hour of midnight for all premises. EPT are satisfied with the applications and no longer have any outstanding concerns with any of the premises as such their representation is withdrawn.
24. The EPT representations and the withdrawal email are attached as Appendix B.
25. The licensing representation has been submitted by the licensing authority, in their role as a responsible authority. To promote the licensing objectives they ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate as detailed in Southwark's Statement of licensing. Furthermore due to the limited information on the application form and to promote the licensing objectives they ask the applicant to provide a written dispersal policy and an operational management plan.
26. The Licensing representations are attached as Appendix C.

Representations from other persons

27. Representations have been received from 40 other persons (consisting of a local ward councilor and 39 other persons). These are residents in the immediate vicinity who provide details of how their lives are already negatively impacted by similarly licensed premises on the same parade. They advise that the area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues in this area and that they believe that the granting of another premises will only add to the problems of antisocial behaviour in the locality. The premises is embedded among hundreds of residents and would have a disproportionate effect on those living and working nearby.
28. Representations from the ward councilor are attached as Appendix D and redacted versions of the representations from all other persons are attached in Appendix E.

Conciliation

29. All representations were sent to the applicant and amendments have been made to the hours and conditions. The EPT are satisfied and have withdrawn their representation. An update will be given to the licensing sub-committee on 24 June 2021 if there is any further progress.

Premises history/ Shadow licence

30. The premises formerly operated as Vinopolis, a museum and event-space dedicated to the history and appreciation of wine). These premises closed in December 2015, after 16 years of trading at the site. The premises retained the

Vinopolis licence in the form a shadow licence (866700) issued on 4 April 2021. This is attached as Appendix F.

Additional submissions by the applicant

31. The applicant representatives have submitted the following listed information they will rely on to present their case. These are attached as Appendix G as follows:

- 001 - Borough Yard Presentation
- 002 - Borough Yard management Operational Plan
- 003 - Expert Report – Borough Yard – Policy 25 May 2021
- 004 - Expert Report – Borough Yard - Crime & Disorder
- 005 - Expert Report – Borough Yard - Noise
- 006 - Expert report – Borough Yard Tenants Handbook 8 June 2021
- 007 - Shadow licence, 1Bank End, London SE1
- 008 - Vinopolis existing plans

Deregulation of entertainment

39. 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.
- Indoor sporting events are deregulated between 08:00 and 23:00 for an audience of up to 1000 people.

40. 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').

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

Business & Planning Act

32. 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

33. A map showing the location of the premises is attached to this report as Appendix H. The following are a list of licensed premises in the immediate vicinity of the application:

- Everyman Cinema, 1 Bank End, London SE1 9BU
 - Monday to Sunday: 08:00 to 00:30 (alcohol on/off sales and regulated entertainment)
- Wagamama, 1 Bank End, London SE1 9BU
 - Monday to Sunday: 10:00 to 00:30 (alcohol on/off sales and late night refreshment)
- Shadow licence 1 Bank End, London SE1 9BU
 - Monday to Sunday: 08:00 to 02:00 (alcohol on/off sales, regulated entertainment and late night refreshment)
- Richard Haward's Oyster Stand, Unit 34b, Stoney Street, London SE1 9AA:
 - Monday to Saturday 10:00 to 23:00 and Sunday: 11:00 to 18:00 (alcohol on/off sales)
- Pulia, 36a - 36b Stoney Street, London SE1 9LB:
 - Monday to Friday 07:00 to 23:00, Saturday: 08:00 to 23:00 and Sunday 10:00 to 23:00 (alcohol on/off sales)
- Old Thameside Inn, Pickford's Wharf, London SE1 9DG:
 - Sunday to Wednesday 09:00 to 00:30, Thursday to Saturday: 09:00 to 01:30 (alcohol on/off sales, regulated entertainment and late night refreshment)
- Nando's, 225 Clink Street, London SE1 9GD:
 - Monday to Saturday: 11:00 to 00:30, Sunday: 12:00 to 00:00 (alcohol on sales, late night refreshment and regulated entertainment)
- Bill's, Unit 1, Victor Wharf, London SE1 9GD:
 - Monday to Saturday 10:00 to 23:00 and Sunday: 12:00 to 22:30 (alcohol on/off sales and late night refreshment – alcohol sales hours shown as the premises have no standard closing times)
- Rose Theatre Exhibition, 56 Park Street, London SE1 9AR:
 - Monday: 10:00 to 22:00, Tuesday to Sunday: 14:00 to 22:00 (alcohol on sales and regulated entertainment)
- Chamber of Shipping, 1st Floor, 30 Park Street, London SE1 9EQ :
 - Monday to Friday: 10:00 to 23:00 (alcohol on sales)

- Anchor Bankside, 34 Park Street, London SE1 9EF:
 - Monday to Sunday: 06:30 to 02:00 (alcohol on/off sales, regulated entertainment and late night refreshment)
- ABTA, 3rd Floor, 30 Park Street, London SE1 9EQ:
 - Monday to Friday: 08:00 to 22:00 (alcohol on sales)
- Hawksmoor, 16c Winchester Walk, London SE1 9AQ:
 - Sunday to Thursday 08:00 to 23:00 and Friday to Saturday: 08:00 to 00:00 (alcohol on sales and late night refreshment)
- The Rake, 14a Winchester Walk, London SE1 9AG:
 - Monday to Thursday: 12:00 to 00:30, Friday: 11:00 to 01:30, Saturday 09:00 to 01:30 and Sunday: 12:00 to 22:30 (alcohol on/off sales and regulated entertainment)
- Franco Manca, 15 Winchester Walk, London SE1 9AG:
 - Monday to Sunday 08:00 to 00:00 (alcohol on/off sales, regulated entertainment and late night refreshment)

Southwark Council statement of licensing policy

34. Council assembly approved Southwark's statement of licensing policy 2021-2026 received assent on 25 November 2020 and came into effect on 1 January 2021.
35. 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.
36. 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.
37. Within the Southwark statement of licensing policy 2021 - 2026 the closing times are recommended as appropriate within major town centres and strategic cultural areas for the categories of premises as follows:
- Restaurants and cafes:
 - Sunday to Thursday: 00:00
 - Friday and Saturday: 01:00
 - Public bars, wine bars and other drinking establishments:
 - Sunday to Thursday: 23:00
 - Friday and Saturday is 00:00 hours
 - Hotel bars and guest houses (for hotel residents):
 - There are no restrictions.

Cumulative impact area (CIA)

38. Council assembly approved the introduction of a special policy for Borough and Bankside on the cumulative impact of a concentration of licensed premises (saturation/cumulative impact policy) on 4 November 2009 and extended the area in April 2011. This application falls within the policy area.
39. The decision to introduce saturation policy was taken with regard to the committee’s concern over rising trends of late night alcohol related violence against the person and late night disorder and rowdiness associated with late night licensed premises in the area.
40. The effect of this special policy is to create a presumption that applications for new premises licences or variations that are likely to add to the existing cumulative impact will normally be refused, following relevant representations, unless the applicant can demonstrate in their operating schedule that there will be no negative cumulative impact on one or more of the licensing objectives.

41. The applicant has been advised to address the committees concerns around cumulative impact at the meeting.

Resource implications

42. A fee of £315.00 has been paid by the applicant company in respect of each application being the statutory fee payable for premises within non-domestic rateable value C.

Consultation

43. 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

44. 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

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

Principles for making the determination

47. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.
48. The principles which sub-committee members must apply are set out below.
49. 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.
50. 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.

51. 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

52. 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.
53. The four licensing objectives are:
- The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.
54. 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.
55. 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.
56. 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

57. 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

58. 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.
59. 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

60. 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.
61. 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.

62. 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.
63. 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.
64. 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.
65. 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.
66. 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.
67. 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

68. 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

69. 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 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 5748

APPENDICES

Name	Title
Appendix A	Applications for a premises licence and plans
Appendix B	Representations from the environmental protection team
Appendix C	Representations from the licensing responsible authority
Appendix D	Representations from a ward councillor
Appendix E	Representations submitted by other persons
Appendix F	Shadow licence
Appendix G	Presentation from the applicant
Appendix H	Map of the locality

AUDIT TRAIL

Lead Officer	Caroline Bruce, Strategic Director of Environment and Leisure	
Report Author	Dorcas Mills, Principal Licensing Officer	
Version	Final	
Dated	14 June 2021	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Governance	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team	15 June 2021	

02/03/2021

Business - Application for a premises licence to be granted under the Licensing Act 2003
Ref No. 1631658RESTUARANT
UNIITS
UNIT 001

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

Mark Bermondsey (Guernsey) Limited

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)

£	33001
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

Premises trading name

	UNIT 001
--	----------

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

Do you have a Southwark postcode?	Yes
Address Line 1	Unit 001, Borough Yards Development
Address Line 2	1 Bank End
Town	London
Post code	SE1 9BU
Ordnance survey map reference	
Description of the location	As described in Planning Permission 15/AP/3066
Telephone number	02033193700

Applicant Details

Please select whether you are applying for a premises licence as

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

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
--	---

Other Applicants

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

Personal Details - First Entry

Name	Mark Bermondsey (Guernsey) Limited
------	------------------------------------

Address - First Entry

Street number or building name	30
Street Description	Broadwick Street
Town	London
County	
Post code	W1F 8JB
Registered number (where applicable)	BR022032

Description of applicant (for example, partnership, company, unincorporated association etc)	Company
--	---------

Contact Details - First Entry

Telephone number	(020) 33193700
Email address	amdhub@keystonelaw.co.uk

Operating Schedule

When do you want the premises licence to start?

	31/03/2021
--	------------

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)

	Restaurant
--	------------

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)

	b) films
	f) recorded music

Provision of late night refreshment

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

Supply of alcohol

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

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

B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Films (Please read guidance note 7)

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

State any seasonal variations for the exhibition of films (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Recorded Music (Please read guidance note 7)

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

State any seasonal variations for playing recorded music (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment

at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 3)

	Both
--	------

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

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

State any seasonal variations for the provision of late night refreshment (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

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

	Both
--	------

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

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

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

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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	Renee
Surname	Moran

DOB

Date Of Birth	██████████
---------------	------------

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)	TBC
Issuing authority (if known)	TBC

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please read guidance note 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	00:30
Tues	07:00	00:30
Wed	07:00	00:30
Thur	07:00	00:30
Fri	07:00	00:30
Sat	07:00	00:30
Sun	07:00	00:30

State any seasonal variations (Please read guidance note 5)

--	--

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)

	Opening hours shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

M - Steps to promote four licencing objectives

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

	Please see presentation attached
--	----------------------------------

b) the prevention of crime and disorder

	Please see presentation attached
--	----------------------------------

c) public safety

	Please see presentation attached
--	----------------------------------

d) the prevention of public nuisance

	Please see presentation attached
--	----------------------------------

e) the protection of children from harm

	Please see presentation attached
--	----------------------------------

Guidance note 10

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

Please upload a plan of the premises

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

Please upload any additional information i.e. risk assessments

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

Checklist

	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
--	--

Home Office Declaration

Please tick to indicate agreement

	I am a company or limited liability partnership
--	---

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	, ,
PaymentAmountInMinorUnits	██████
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 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Keystone Law Limited
Date (DD/MM/YYYY)	02/03/2021
Capacity	Solicitors on Behalf of Applicant

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)	02/03/2021
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 correspondence	Andrew Wong Keystone Law 48 Chancery Lane London WC2A 1JF
Telephone No.	020
If you prefer us to	amdhub@keystonelaw.co.uk

correspond with you by e-mail, your email address (optional)	
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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.

UNIT 001**BOROUGH YARD**
RESTAURANT APPLICATION**OPENING HOURS – 08:00 to Midnight****LICENSABLE ACTIVITIES - Hours between 10am to Midnight****LICENSABLE ACTIVITIES – FILMS, RECORDED MUSIC, LATE NIGHT REFRESHMENT,
SALE OF ALCOHOL**

PROPOSED DRAFT CONDITIONS

RESTAURANT CONDITION

1. The supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal save for 20 persons in area hatched black on the Licence Plan.

CCTV

2. A CCTV system shall be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
3. All CCTV footage to be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.

4. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.

TRAINING AND RECORDS

5. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
6. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book and such book shall be available for police inspection.
7. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book.

PREVENTION OF PUBLIC NUISANCE

8. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.
9. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
10. A dedicated telephone number for the Designated Premises Supervisor or the duty manager shall be maintained for use by any person who may wish to make a complaint.
11. The premises shall be adequately mechanically ventilated and comfort cooled to allow doors and windows to remain closed during licensed entertainment.
12. The Premises shall be operated in accordance with the Borough Yards Operational Management Plan. This shall include a Dispersal Policy. A copy of the Operational Management Plan, and all later revisions, shall be provided to the Police, Licensing Authority and Environmental Health Department. A hard-copy of the Operational Management Plan

shall be kept at the Premises and made available for inspection on request of the Police or an Authorised Officer of the Council. Relevant staff shall be trained on the Dispersal Policy and a copy shall be kept on the premises.

OFF-SALES

13. All sales of alcohol for consumption off the premises shall be in sealed containers only save to persons who are seated at tables lawfully placed in the external area shaded pink on the plan, by waiter/waitress service.
14. Patrons shall not be permitted to use the external area (shaded pink on the plan) of the premises after 22:00hrs, apart for access & egress and for smoking in the designated smoking area.
15. There shall be no drinks permitted in the external area, shaded pink on the plan, after 22:00hrs.
16. Clearly legible signage will be prominently displayed at all patron exits, where it can easily be seen and read, requesting to the effect that patrons do not take drinks outside after 22:00.
17. Other than for consumption in the external area shaded pink on the plan, any off-sales of alcohol shall be provided in sealed containers and taken away from the premises.
18. Clear, legible signage shall be prominently displayed where it can be easily seen and read requesting that alcohol sold as off-sales should not be opened and consumed in the vicinity of the premises.
19. All online sales of alcohol are subject to a real time age verification check via an external third party.

20. Drivers (whether employed directly, as self-employed or via third parties) have to undertake training on age restricted policies to ensure that the following checks are conducted at the point of delivery when the person appears to be under the age of 25.
21. All online age verification checks should only be made by a company which is a member of the following organisation: <https://www.avpassociation.com/>

22.

PUBLIC SAFETY

23. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.

PROTECTION OF CHILDREN FROM HARM

24. A documented staff training programme shall be provided to key members of staff at the premises in respect of the:
- a. Age verification policy
 - b. The licensing objectives and
 - c. Opening times for the venue
 - d. Safeguarding of children and other vulnerable persons

With such records being kept for a minimum of six months (For the avoidance of doubt, the six month period relates to each respective entry in the log book and runs from the date of that particular entry).

25. A challenge 25 scheme shall be maintained, requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old.

(Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.

26. All staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation. A record of such training shall be kept / be accessible at the stall at all times and be made immediately available for inspection at the premises, to council or police officers on request. The training record shall include:
- a. the trainee's name (in block capitals),
 - b. the trainer's name (in block capitals),
 - c. the signature of the trainee,
 - d. the signature of the trainer,
 - e. the date(s) of training, and
 - f. a declaration that the training has been received.
27. Clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
28. A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to council or police officers on request.

PLANS

29. Before the premises open to the public, the final internal layout plans will be deposited with the Licensing Authority to ensure they are an accurate reflection of the premises

constructed and a Variation or Minor Variation will be applied for by the Premises Licence Holder to detail same on this Licence.

30. The maximum number of customers to be allowed on the Premises at any one time, shall be 99

IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.






IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.

Shaded Pink Area:- Designated External Area.

PROPOSED UNIT 001

GIA - GROUND FLOOR -	190.2 m ²	2047 ft ²
GIA - MEZZANINE -	- m ²	- ft ²
TOTAL	190.2 m²	2047 ft²

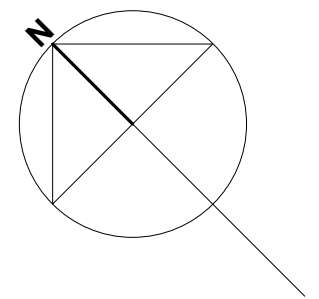
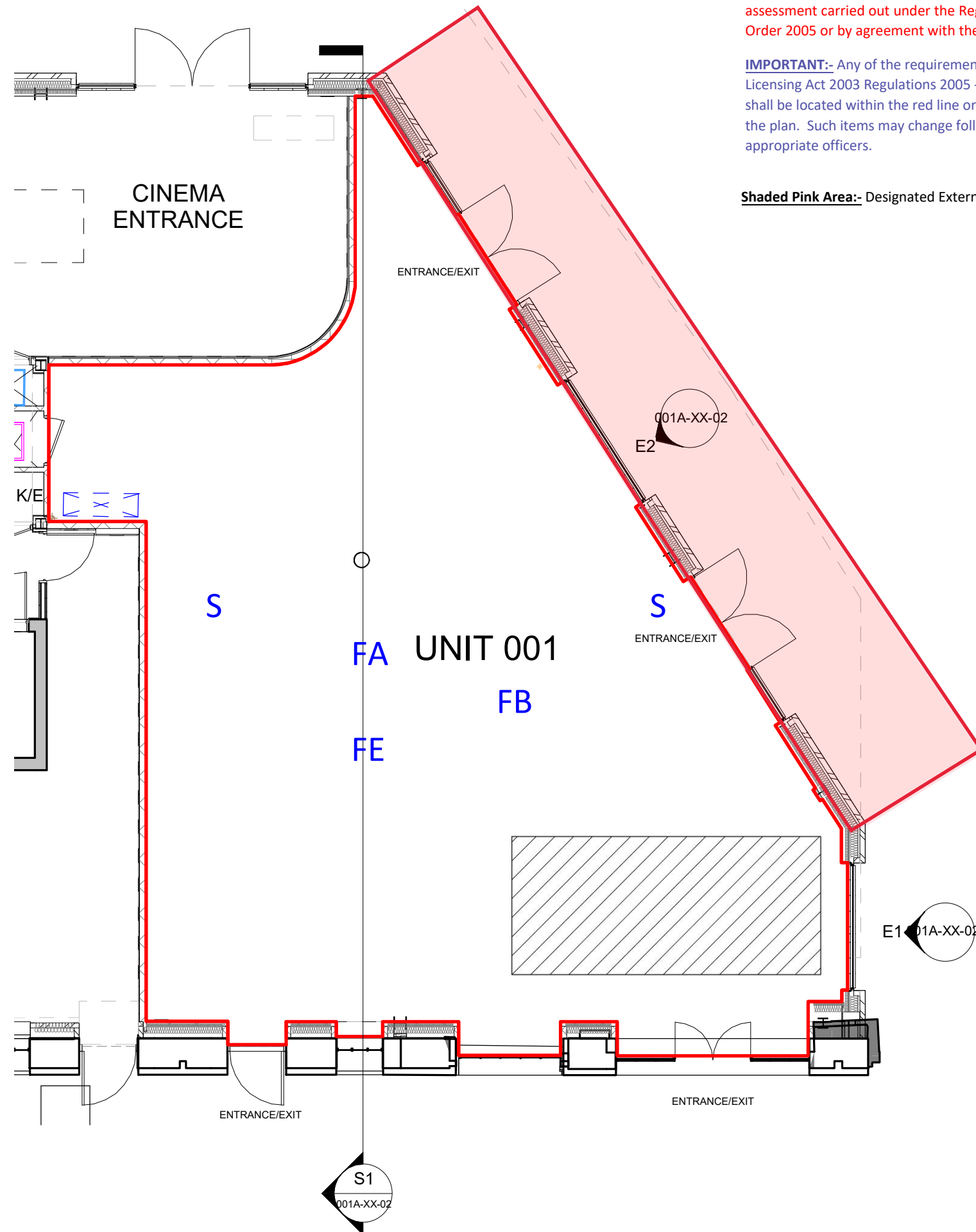
LEGEND

-  RED LINE INDICATES DEMISE EXTENT
-  EXISTING WALLS
-  PROPOSED WALLS
-  LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT
-  ZONE FOR LOCATION OF CAPPED OFF BUILDING SERVICES

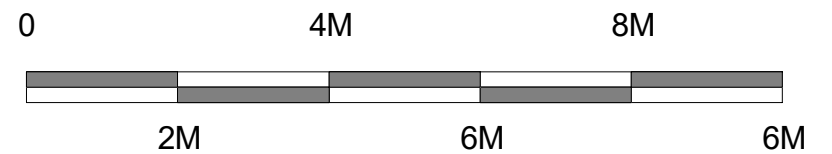
LEGEND

- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher

Black Hatched Area:- Area for sale of Alcohol, without the requirement for such sales to be ancillary to a meal, for up to a maximum of 20 persons.



SCALE 1:100
0



GIA UNIT 001 - Ground Floor Plan

28.05.2019 REV C2 1-100@A3

ISSUED FOR INFORMATION

LOCATION PLAN AS SUBMITTED WITH APPLICATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

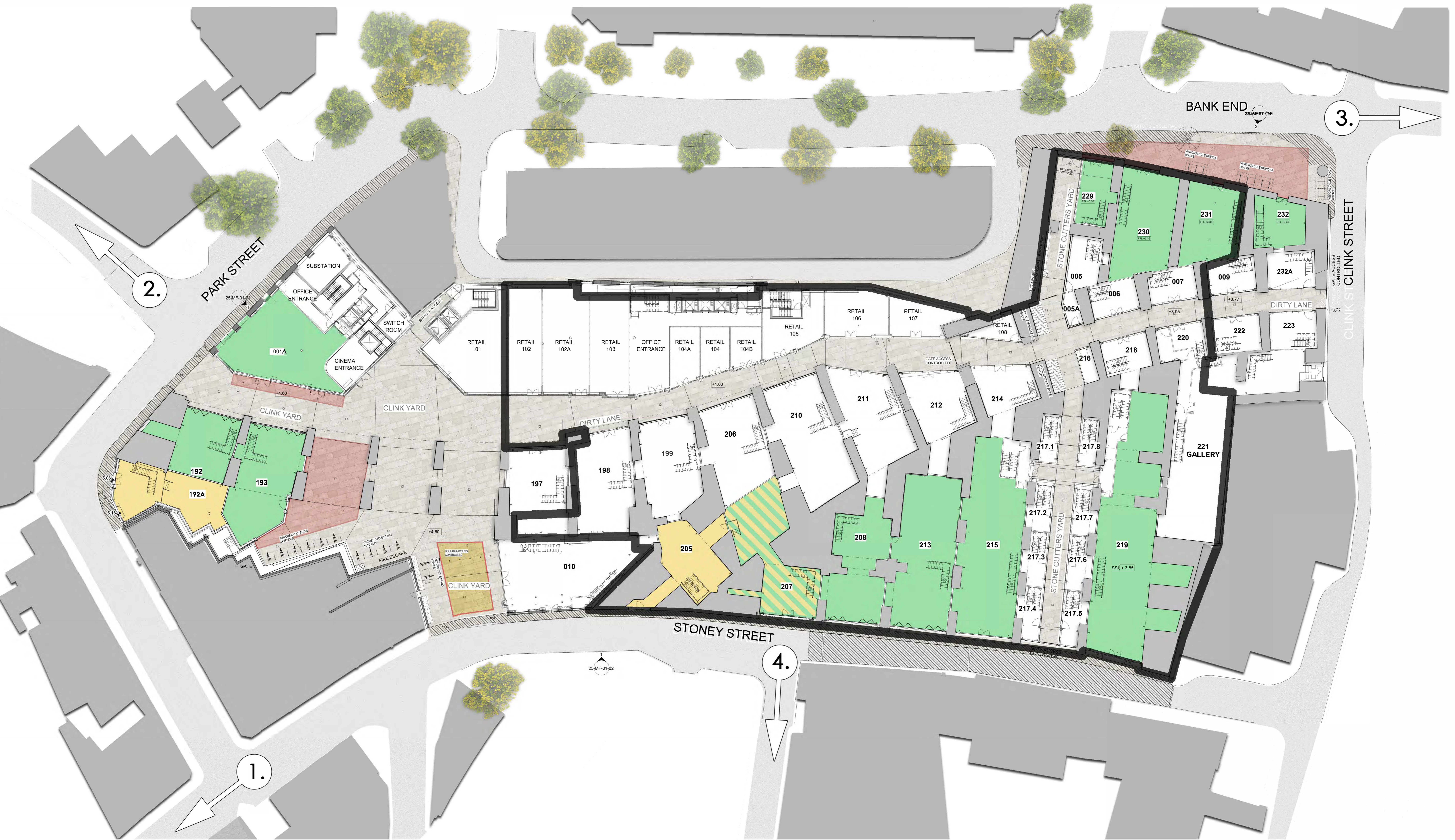
RESTAURANT 3003.5 SQM

BAR 1373 SQM

VINOPOLIS 6367 SQM

Shaded Pink Areas: Designated External Area.

REVISED SITE LAYOUT FOLLOWING CONSULTATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

- RESTAURANT 2993.5 SQM
- BAR 389.5 SQM
- OUTSIDE DINING AND SMOKING AREA
- RESTAURANT WITH BAR LICENCE 211.0 SQM
- OUTSIDE SMOKING AREA
- VINOPOLIS 6367 SQM

02/03/2021

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

Ref No. 1631711

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

Mark Bermondsey (Guernsey) Limited

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)

£	33001
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

Premises trading name

	UNIT 192
--	----------

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

Do you have a Southwark postcode?	Yes
Address Line 1	Unit 192, Borough Yards Development
Address Line 2	1 Bank End
Town	London
Post code	SE1 9BU
Ordnance survey map reference	
Description of the location	As described in Planning Permission 15/AP/3066
Telephone number	02033193700

Applicant Details

Please select whether you are applying for a premises licence as

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

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
--	---

Other Applicants

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

Personal Details - First Entry

Name	Mark Bermondsey (Guernsey) Limited
------	------------------------------------

Address - First Entry

Street number or building name	30
Street Description	Broadwick Street
Town	London
County	
Post code	W1F 8JB
Registered number (where applicable)	BR022032

Description of applicant (for example, partnership, company, unincorporated association etc)	Company
--	---------

Contact Details - First Entry

Telephone number	(020) 33193700
Email address	amdhub@keystonelaw.co.uk

Operating Schedule

When do you want the premises licence to start?

	31/03/2021
--	------------

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)

	Restaurant
--	------------

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)

	b) films
	f) recorded music

Provision of late night refreshment

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

Supply of alcohol

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

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

B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Films (Please read guidance note 7)

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

State any seasonal variations for the exhibition of films (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Recorded Music (Please read guidance note 7)

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

State any seasonal variations for playing recorded music (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment

at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 3)

	Both
--	------

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

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

State any seasonal variations for the provision of late night refreshment (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

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

	Both
--	------

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

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

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

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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	Renee
Surname	Moran

DOB

Date Of Birth	██████████
---------------	------------

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)	TBC
Issuing authority (if known)	TBC

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please read guidance note 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	00:30
Tues	07:00	00:30
Wed	07:00	00:30
Thur	07:00	00:30
Fri	07:00	00:30
Sat	07:00	00:30
Sun	07:00	00:30

State any seasonal variations (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 6)

	Opening hours shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

M - Steps to promote four licencing objectives

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

	Please see presentation attached
--	----------------------------------

b) the prevention of crime and disorder

	Please see presentation attached
--	----------------------------------

c) public safety

	Please see presentation attached
--	----------------------------------

d) the prevention of public nuisance

	Please see presentation attached
--	----------------------------------

e) the protection of children from harm

	Please see presentation attached
--	----------------------------------

Guidance note 10

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

Please upload a plan of the premises

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

Please upload any additional information i.e. risk assessments

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

Checklist

	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)
--	---

Home Office Declaration

Please tick to indicate agreement

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

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	, ,
PaymentAmountInMinorUnits	██████
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 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Keystone Law Limited
Date (DD/MM/YYYY)	02/03/2021
Capacity	Solicitors on Behalf of Applicant

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)	02/03/2021
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 correspondence	Andrew Wong Keystone Law 48 Chancery Lane London
Telephone No.	02033193700
If you prefer us to correspond with you	amdhub@keystonelaw.co.uk

by e-mail, your email address (optional)	
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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.

REVISED UNIT 192**BOROUGH YARD**
RESTAURANT APPLICATION**OPENING HOURS – 08:00 to Midnight****LICENSABLE ACTIVITIES - Hours between 10am to Midnight****LICENSABLE ACTIVITIES – FILMS, RECORDED MUSIC, LATE NIGHT REFRESHMENT,
SALE OF ALCOHOL**

PROPOSED DRAFT CONDITIONS

RESTAURANT CONDITION

1. The supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal save for 20 persons in area hatched black on the Licence Plan.

CCTV

2. A CCTV system shall be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
3. All CCTV footage to be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.

4. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.

TRAINING AND RECORDS

5. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
6. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book and such book shall be available for police inspection.
7. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book.

PREVENTION OF PUBLIC NUISANCE

8. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.
9. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
10. A dedicated telephone number for the Designated Premises Supervisor or the duty manager shall be maintained for use by any person who may wish to make a complaint.
11. The premises shall be adequately mechanically ventilated and comfort cooled to allow doors and windows to remain closed during licensed entertainment.
12. The Premises shall be operated in accordance with the Borough Yards Operational Management Plan. This shall include a Dispersal Policy. A copy of the Operational Management Plan, and all later revisions, shall be provided to the Police, Licensing Authority and Environmental Health Department. A hard-copy of the Operational Management Plan shall be kept at the Premises and made available for inspection on request of the Police or

an Authorised Officer of the Council. Relevant staff shall be trained on the Dispersal Policy and a copy shall be kept on the premises.

13. The licence holder shall not permit outdoor drinking in Park Street by its customers.

OFF-SALES

14. All sales of alcohol for consumption off the premises shall be in sealed containers only save to persons who are seated at tables lawfully placed in the external area shaded pink marked on the plan for Unit 193, by waiter/waitress service.

15. Patrons shall not be permitted to use the external area shaded pink marked on the plan for Unit 193 after 22:00hrs, apart for access & egress and for smoking in the designated smoking area.

16. After 22:00hrs, any customers wishing to smoke will be directed to the designated smoking area in Clink Yard, outlined in red and highlighted in yellow on the Borough Yards Site Plan, or the area shaded pink marked on the plan for Unit 193.

17. Clearly legible signage will be prominently displayed at all patron exits, where it can easily be seen and read, requesting to the effect that patrons do not take drinks outside after 22:00.

18. Any off-sales of alcohol shall be provided in sealed containers and taken away from the premises.

19. Clear, legible signage shall be prominently displayed where it can be easily seen and read requesting that alcohol sold as off-sales should not be opened and consumed in the vicinity of the premises.

20. All online sales of alcohol are subject to a real time age verification check via an external third party.

21. Drivers (whether employed directly, as self-employed or via third parties) have to undertake training on age restricted policies to ensure that the following checks are conducted at the point of delivery when the person appears to be under the age of 25.

22. All online age verification checks should only be made by a company which is a member of the following organisation: <https://www.avpassociation.com/>

PUBLIC SAFETY

23. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.

PROTECTION OF CHILDREN FROM HARM

24. A documented staff training programme shall be provided to key members of staff at the premises in respect of the:
- a. Age verification policy
 - b. The licensing objectives and
 - c. Opening times for the venue
 - d. Safeguarding of children and other vulnerable persons

With such records being kept for a minimum of six months (For the avoidance of doubt, the six month period relates to each respective entry in the log book and runs from the date of that particular entry).

25. A challenge 25 scheme shall be maintained, requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. (Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.
26. All staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation. A record of such training shall be kept / be accessible at the stall at all times and be made immediately available for inspection at the premises, to council or police officers on request. The training record shall include:

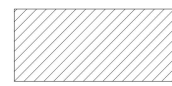
- a. the trainee's name (in block capitals),
 - b. the trainer's name (in block capitals),
 - c. the signature of the trainee,
 - d. the signature of the trainer,
 - e. the date(s) of training, and
 - f. a declaration that the training has been received.
27. Clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
28. A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to council or police officers on request.

PLANS

29. Before the premises open to the public, the final internal layout plans will be deposited with the Licensing Authority to ensure they are an accurate reflection of the premises constructed and a Variation or Minor Variation will be applied for by the Premises Licence Holder to detail same on this Licence.
30. The maximum number of customers to be allowed on the Premises at any one time, shall be

IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.

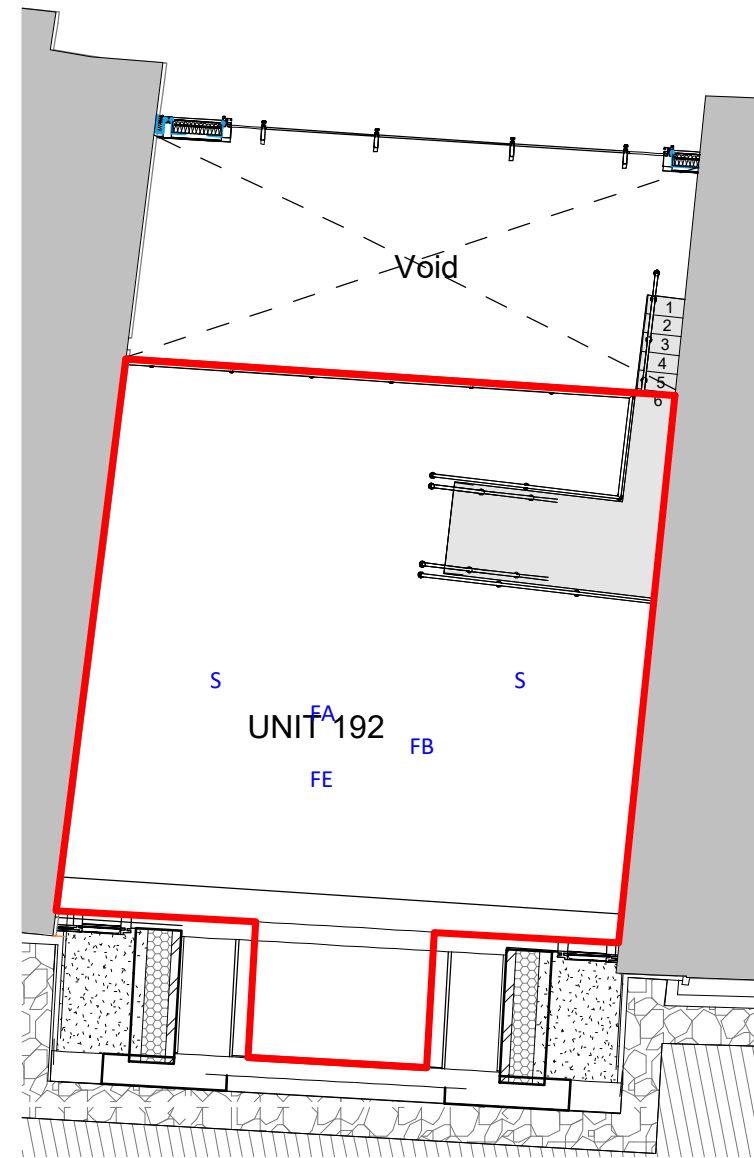
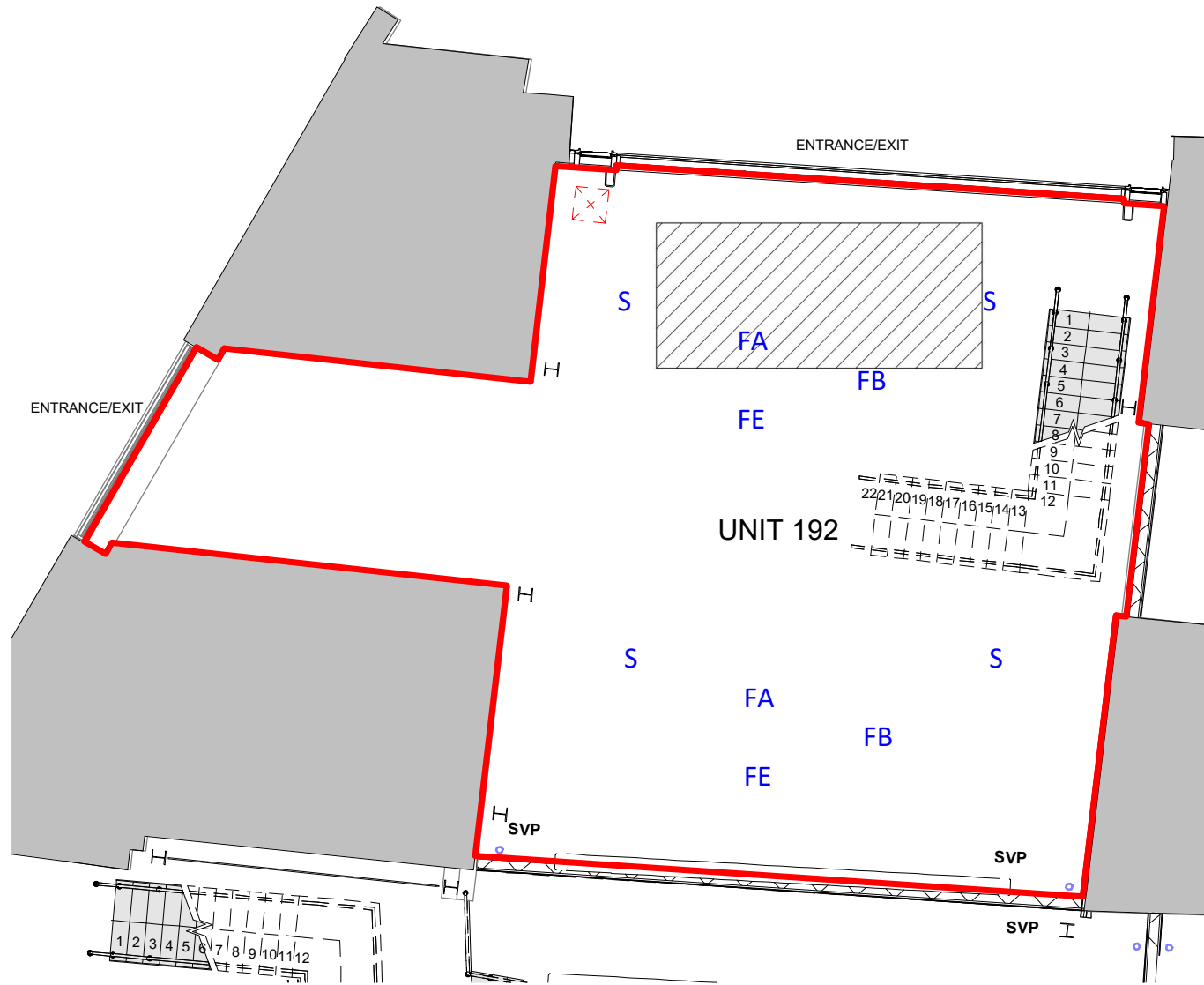
IMPORTANT:- Licensable activities can take place anywhere within the premises. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.



Black Hatched Area:- Area for sale of Alcohol, without the requirement for such sales to be ancillary to a meal, for up to a maximum of 20 persons.

PROPOSED UNIT 192

GIA - GROUND FLOOR -	113.5 m ²	1222 ft ²
GIA - FIRST FLOOR -	58.0 m ²	624 ft ²
TOTAL	- 171.5 m²	1846 ft²

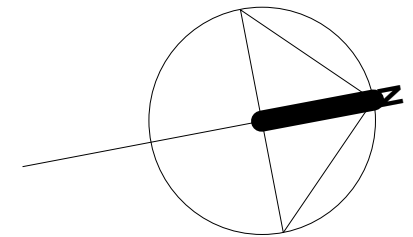


LEGEND

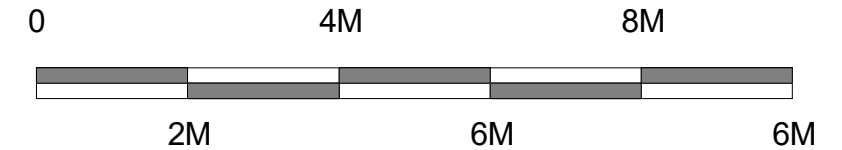
- RED LINE INDICATES DEMISE EXTENT
 - EXISTING WALLS
 - PROPOSED WALLS
 - LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT
 - 500x500x500 GAS ENTRY PIT
- TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES**

LEGEND

- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher



SCALE 1:100



2 GIA UNIT 192 Ground Floor Plan
1 : 100

1 GIA UNIT 192 First Floor Plan
1 : 100

GIA UNIT 192 - Floor Plans

23.11.2020 REVC3 1-100@A3

ISSUED FOR INFORMATION

LOCATION PLAN AS SUBMITTED WITH APPLICATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

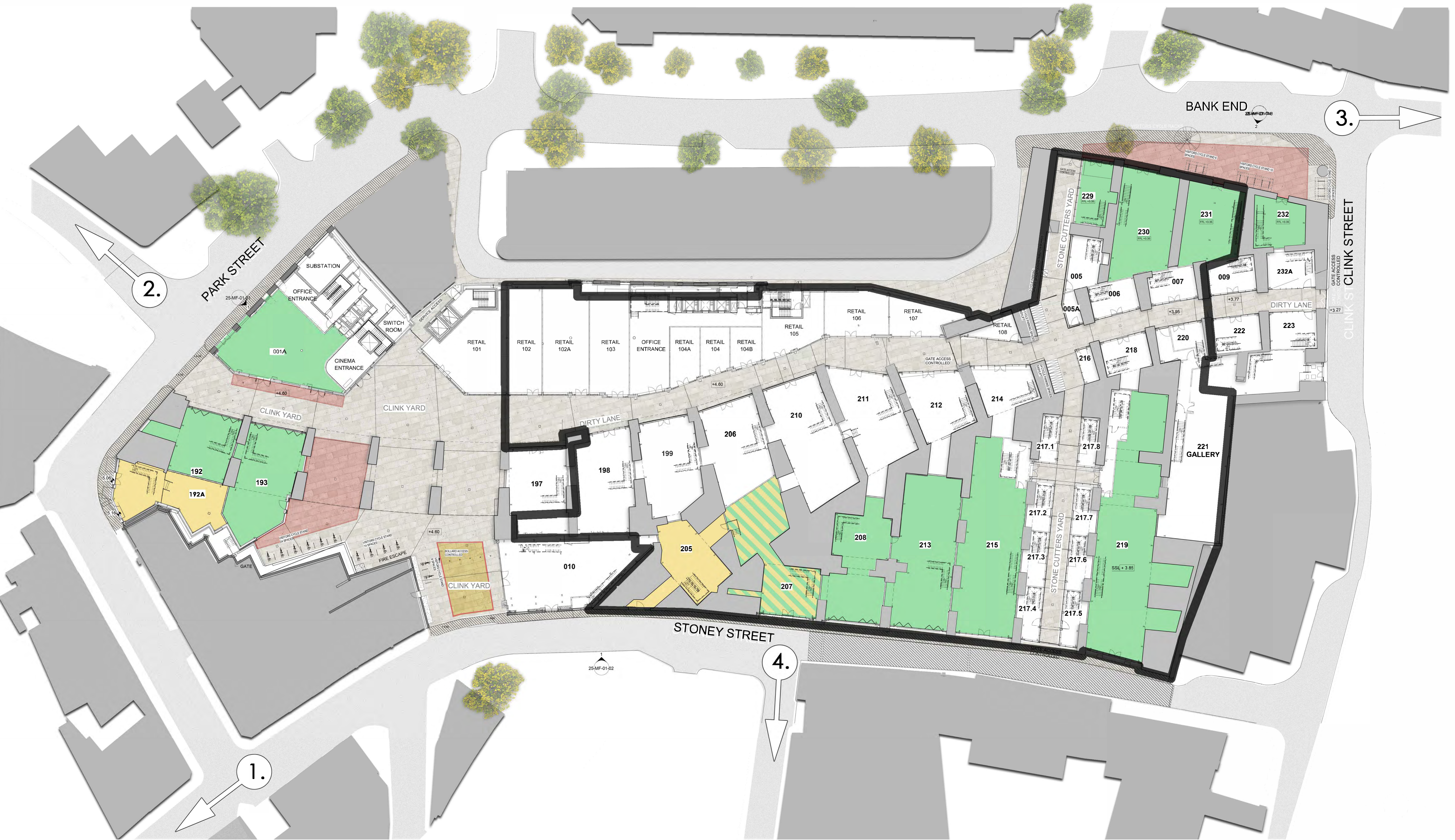
4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

RESTAURANT 3003.5 SQM

BAR 1373 SQM

VINOPOLIS 6367 SQM

REVISED SITE LAYOUT FOLLOWING CONSULTATION

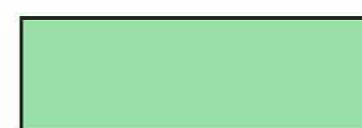


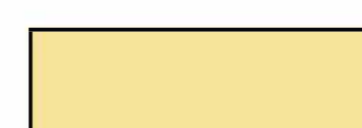




1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

	RESTAURANT 2993.5 SQM		RESTAURANT WITH BAR LICENCE 211.0 SQM		VINOPOLIS 6367 SQM
	BAR 389.5 SQM		OUTSIDE DINING AND SMOKING AREA		OUTSIDE SMOKING AREA

02/03/2021

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

Ref No. 1631734

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

Mark Bermondsey (Guernsey) Limited

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)

£	33001
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

Premises trading name

	UNIT 193
--	----------

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

Do you have a Southwark postcode?	Yes
Address Line 1	Unit 193, Borough Yards Development
Address Line 2	1 Bank End
Town	London
Post code	SE1 9BU
Ordnance survey map reference	
Description of the location	As described in Planning Permission 15/AP/3066
Telephone number	02033193700

Applicant Details

Please select whether you are applying for a premises licence as

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

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
--	---

Other Applicants

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

Personal Details - First Entry

Name	Mark Bermondsey (Guernsey) Limited
------	------------------------------------

Address - First Entry

Street number or building name	30
Street Description	Broadwick Street
Town	London
County	
Post code	W1F 8JB
Registered number (where applicable)	BR022032

Description of applicant (for example, partnership, company, unincorporated association etc)	Company
--	---------

Contact Details - First Entry

Telephone number	(020) 33193700
Email address	amdhub@keystonelaw.co.uk

Operating Schedule

When do you want the premises licence to start?

	31/03/2021
--	------------

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)

	Restaurant
--	------------

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)

	b) films
	f) recorded music

Provision of late night refreshment

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

Supply of alcohol

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

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

B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Films (Please read guidance note 7)

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

State any seasonal variations for the exhibition of films (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Recorded Music (Please read guidance note 7)

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

State any seasonal variations for playing recorded music (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment

at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 3)

	Both
--	------

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

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

State any seasonal variations for the provision of late night refreshment (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

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

	Both
--	------

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

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

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

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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	Renee
Surname	Moran

DOB

Date Of Birth	██████████
---------------	------------

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)	TBC
Issuing authority (if known)	TBC

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please read guidance note 9)

	N/A
--	-----

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	00:30
Tues	07:00	00:30
Wed	07:00	00:30
Thur	07:00	00:30
Fri	07:00	00:30
Sat	07:00	00:30
Sun	07:00	00:30

State any seasonal variations (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 6)

	Opening hours shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

M - Steps to promote four licencing objectives

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

	Please see presentation attached
--	----------------------------------

b) the prevention of crime and disorder

	Please see presentation attached
--	----------------------------------

c) public safety

	Please see presentation attached
--	----------------------------------

d) the prevention of public nuisance

	Please see presentation attached
--	----------------------------------

e) the protection of children from harm

	Please see presentation attached
--	----------------------------------

Guidance note 10

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

Please upload a plan of the premises

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

Please upload any additional information i.e. risk assessments

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

Checklist

	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
--	--

Home Office Declaration

Please tick to indicate agreement

	I am a company or limited liability partnership
--	---

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	, ,
PaymentAmountInMinorUnits	██████
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 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Keystone Law Limited
Date (DD/MM/YYYY)	02/03/2021
Capacity	Solicitors on Behalf of Applicant

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)	02/03/2021
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 correspondence	Andrew Wong Keystone Law 48 Chancery Lane London WC2A 1JF
Telephone No.	02033193700
If you prefer us to	amdhub@keystonelaw.co.uk

correspond with you by e-mail, your email address (optional)	
--	--

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.

REVISED UNIT 193**BOROUGH YARD**
RESTAURANT APPLICATION**OPENING HOURS – 08:00 to Midnight****LICENSABLE ACTIVITIES - Hours between 10am to Midnight****LICENSABLE ACTIVITIES – FILMS, RECORDED MUSIC, LATE NIGHT REFRESHMENT,
SALE OF ALCOHOL**

PROPOSED DRAFT CONDITIONS

RESTAURANT CONDITION

1. The supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal save for 20 persons in area hatched black on the Licence Plan.

CCTV

2. A CCTV system shall be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
3. All CCTV footage to be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.

4. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.

TRAINING AND RECORDS

5. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
6. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book and such book shall be available for police inspection.
7. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book.

PREVENTION OF PUBLIC NUISANCE

8. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.
9. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
10. A dedicated telephone number for the Designated Premises Supervisor or the duty manager shall be maintained for use by any person who may wish to make a complaint.
11. The premises shall be adequately mechanically ventilated and comfort cooled to allow doors and windows to remain closed during licensed entertainment.
12. The Premises shall be operated in accordance with the Borough Yards Operational Management Plan. This shall include a Dispersal Policy. A copy of the Operational Management Plan, and all later revisions, shall be provided to the Police, Licensing Authority and Environmental Health Department. A hard-copy of the Operational Management Plan shall be kept at the Premises and made available for inspection on request of the Police or

an Authorised Officer of the Council. Relevant staff shall be trained on the Dispersal Policy and a copy shall be kept on the premises.

13. The licence holder shall not permit outdoor drinking in Park Street by its customers.

OFF-SALES

14. All sales of alcohol for consumption off the premises shall be in sealed containers only save to persons who are seated at tables lawfully placed in the external area shaded pink on the plan, by waiter/waitress service.

15. Patrons shall not be permitted to use the external area (shaded pink on the plan) of the premises after 22:00hrs, apart for access & egress and for smoking in the designated smoking area.

16. There shall be no drinks permitted in the external area, shaded pink on the plan, after 22:00hrs.

17. Clearly legible signage will be prominently displayed at all patron exits, where it can easily be seen and read, requesting to the effect that patrons do not take drinks outside after 22:00.

18. Other than for consumption in the external area shaded pink on the plan, any off-sales of alcohol shall be provided in sealed containers and taken away from the premises.

19. Clear, legible signage shall be prominently displayed where it can be easily seen and read requesting that alcohol sold as off-sales should not be opened and consumed in the vicinity of the premises.

20. All online sales of alcohol are subject to a real time age verification check via an external third party.

21. Drivers (whether employed directly, as self-employed or via third parties) have to undertake training on age restricted policies to ensure that the following checks are conducted at the point of delivery when the person appears to be under the age of 25.

22. All online age verification checks should only be made by a company which is a member of the following organisation: <https://www.avpassociation.com/>

PUBLIC SAFETY

23. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.

PROTECTION OF CHILDREN FROM HARM

24. A documented staff training programme shall be provided to key members of staff at the premises in respect of the:
- a. Age verification policy
 - b. The licensing objectives and
 - c. Opening times for the venue
 - d. Safeguarding of children and other vulnerable persons

With such records being kept for a minimum of six months (For the avoidance of doubt, the six month period relates to each respective entry in the log book and runs from the date of that particular entry).

25. A challenge 25 scheme shall be maintained, requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. (Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.

26. All staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation. A record of such training shall be kept / be accessible at the stall at all times and be made immediately available for inspection at the premises, to council or police officers on request. The training record shall include:

- a. the trainee's name (in block capitals),
 - b. the trainer's name (in block capitals),
 - c. the signature of the trainee,
 - d. the signature of the trainer,
 - e. the date(s) of training, and
 - f. a declaration that the training has been received.
27. Clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
28. A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to council or police officers on request.

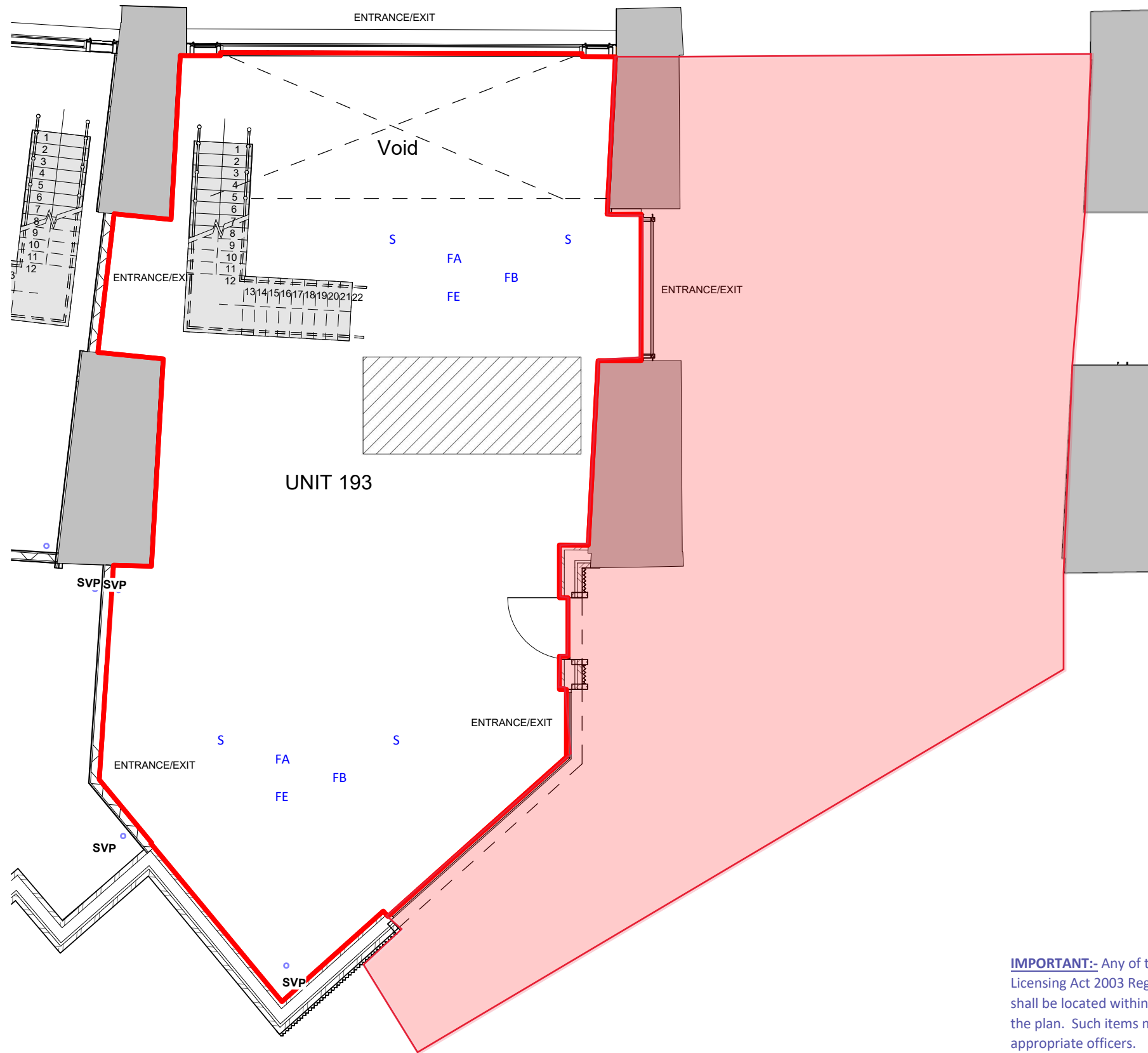
PLANS

29. Before the premises open to the public, the final internal layout plans will be deposited with the Licensing Authority to ensure they are an accurate reflection of the premises constructed and a Variation or Minor Variation will be applied for by the Premises Licence Holder to detail same on this Licence.
30. The maximum number of customers to be allowed on the Premises at any one time, shall be
- 65

PROPOSED UNIT 193

GIA - GROUND FLOOR - 166.7 m² 1794 ft²
 GIA - MEZZANINE - 57.2 m² 615 ft²

TOTAL - 223.9 m² 2410 ft²



LEGEND

- RED LINE INDICATES DEMISE EXTENT
- EXISTING WALLS
- PROPOSED WALLS
- LOCATIONS AND CONFIGURATION OF STAIRS. HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

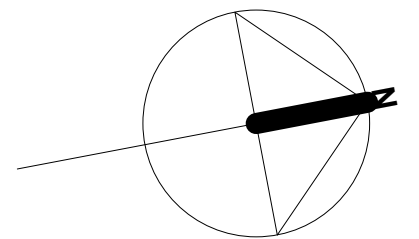
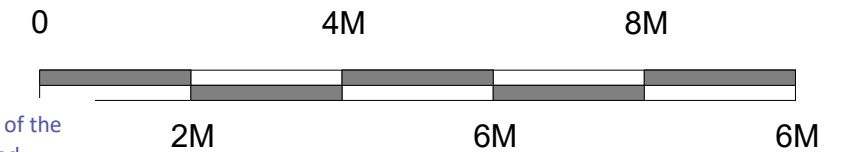
LEGEND

- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher

Shaded Pink Area:- Designated External Area.

Black Hatched Area:- Area for sale of Alcohol, without the requirement for such sales to be ancillary to a meal, for up to a maximum of 20 persons.

SCALE 1:100



IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.

IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

2 GIA UNIT 193 Ground Floor Plan
1 : 100

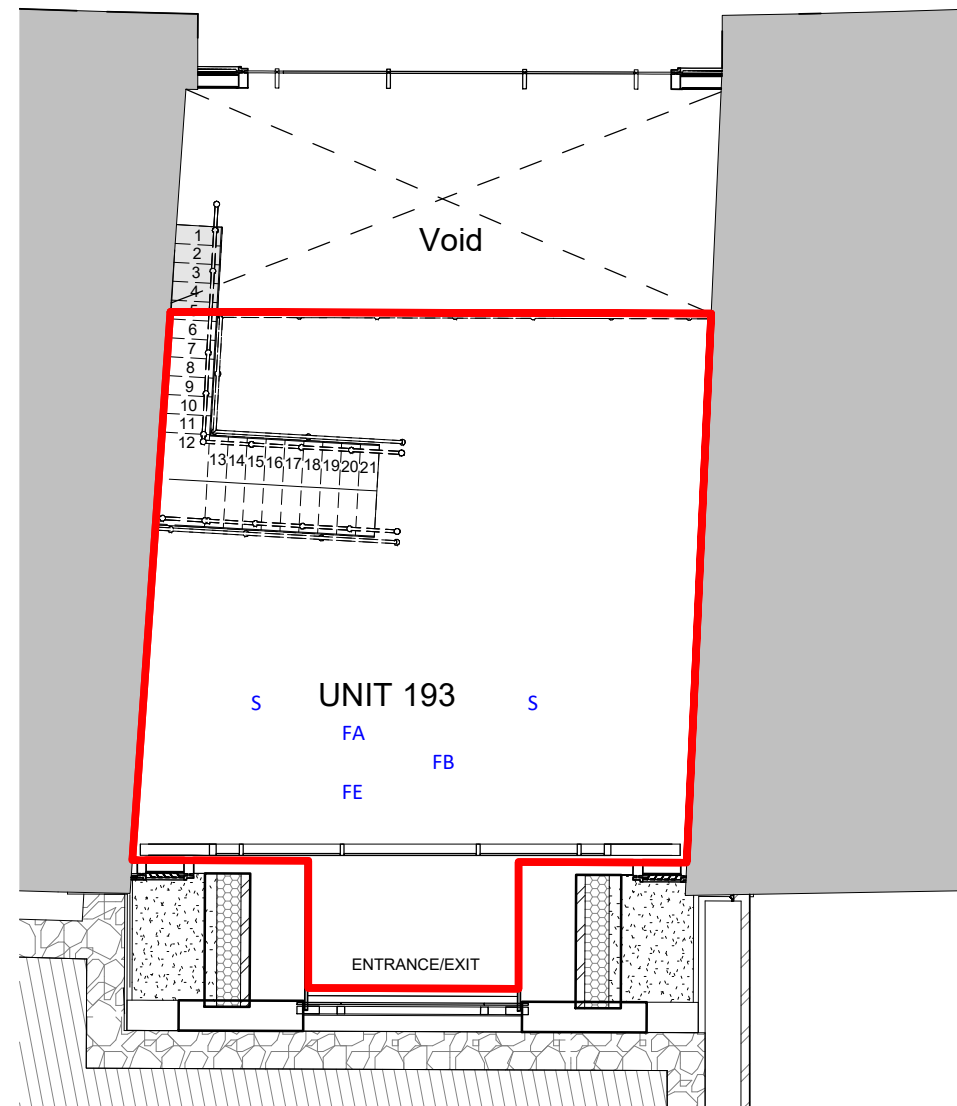
GIA UNIT 193 -Floor Plans

28.05.2019 REVC2 1-100@A3

ISSUED FOR INFORMATION

PROPOSED UNIT 193

GIA - GROUND FLOOR -	166.7 m ²	1794 ft ²
GIA - MEZZANINE -	57.2 m ²	615 ft ²
TOTAL	223.9 m²	2410 ft²



LEGEND

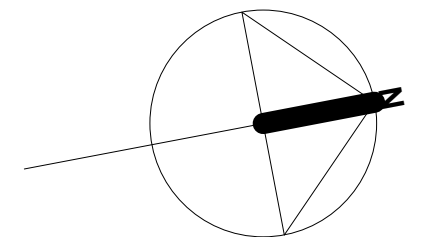
- RED LINE INDICATES DEMISE EXTENT
- EXISTING WALLS
- PROPOSED WALLS
- LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

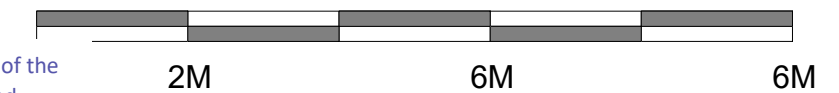
LEGEND

- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher

1 GIA UNIT 193 First Floor Plan
1 : 100



SCALE 1:100
0



IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.

IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

GIA UNIT 193 -Floor Plans		
28.05.2019	REVC2	1-100@A3
ISSUED FOR INFORMATION		

LOCATION PLAN AS SUBMITTED WITH APPLICATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

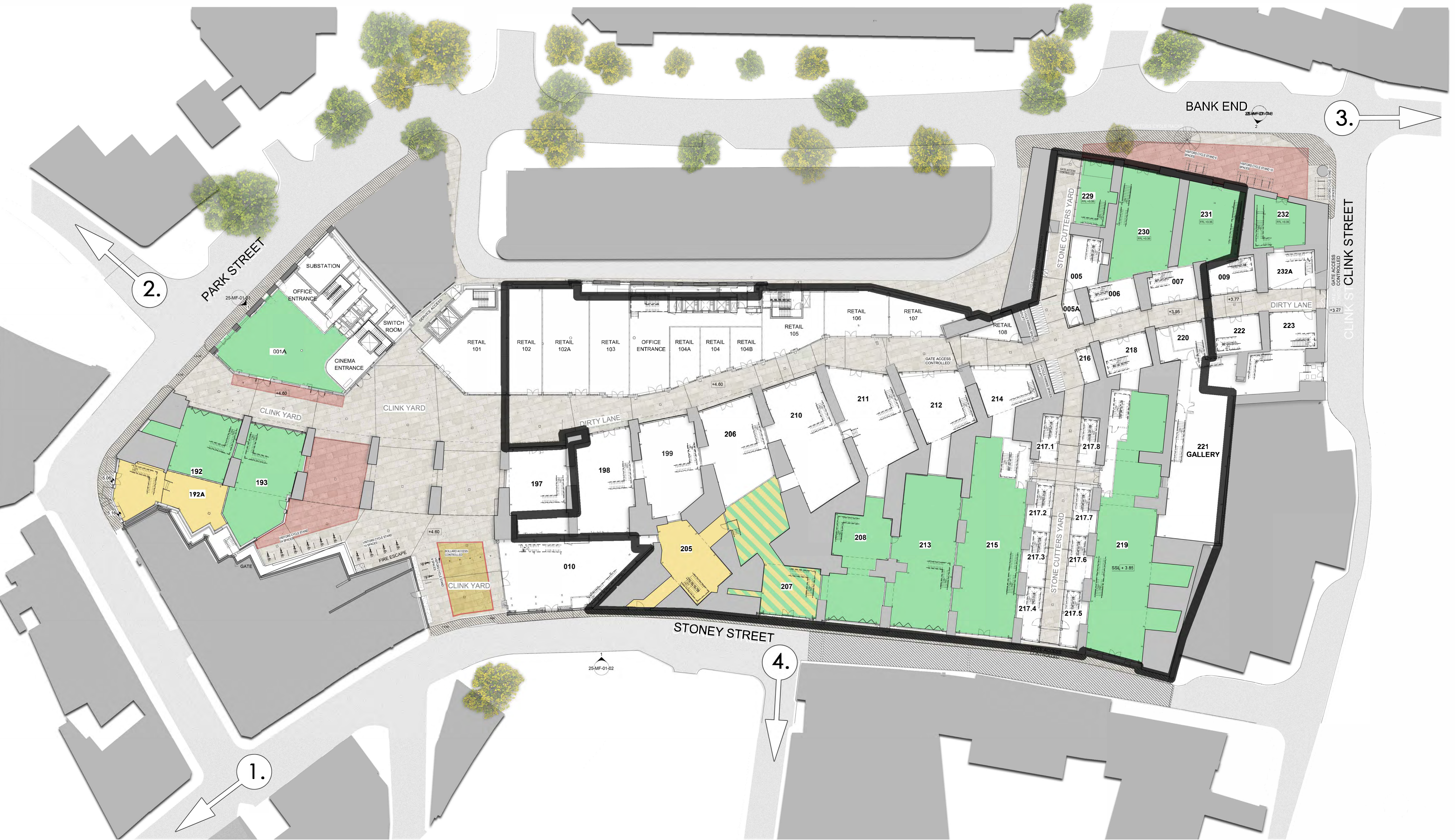
RESTAURANT 3003.5 SQM

BAR 1373 SQM

VINOPOLIS 6367 SQM

Shaded Pink Area: Designated External Area.

REVISED SITE LAYOUT FOLLOWING CONSULTATION

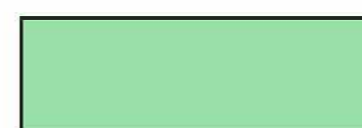


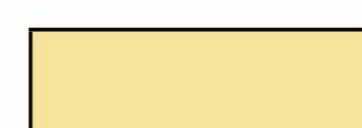




1. - BOROUGH MARKET
 - GUY'S HOSPITAL
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2. - CROSSBONE GARDEN
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3. - TATE MODERN
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 - BANKSIDE GALLERY
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4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

	RESTAURANT 2993.5 SQM		RESTAURANT WITH BAR LICENCE 211.0 SQM		VINOPOLIS 6367 SQM
	BAR 389.5 SQM		OUTSIDE DINING AND SMOKING AREA		OUTSIDE SMOKING AREA

02/03/2021

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

Ref No. 1631752

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

Mark Bermondsey (Guernsey) Limited

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)

£	33001
	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

	UNIT 208
--	----------

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

Do you have a Southwark postcode?	Yes
Address Line 1	Unit 208, Borough Yards Development
Address Line 2	1 Bank End
Town	London
Post code	SE1 9BU
Ordnance survey map reference	
Description of the location	As described in Planning Permission 15/AP/3066
Telephone number	02033193700

Applicant Details

Please select whether you are applying for a premises licence as

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

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
--	---

Other Applicants

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

Personal Details - First Entry

Name	Mark Bermondsey (Guernsey) Limited
------	------------------------------------

Address - First Entry

Street number or building name	30
Street Description	Broadwick Street
Town	London
County	
Post code	W1F 8JB
Registered number (where applicable)	BR022032

Description of applicant (for example, partnership, company, unincorporated association etc)	Company
--	---------

Contact Details - First Entry

Telephone number	(020) 33193700
Email address	amdhub@keystonelaw.co.uk

Operating Schedule

When do you want the premises licence to start?

	31/03/2021
--	------------

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)

	Restaurant
--	------------

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)

	b) films
	f) recorded music

Provision of late night refreshment

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

Supply of alcohol

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

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

B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Films (Please read guidance note 7)

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

State any seasonal variations for the exhibition of films (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Recorded Music (Please read guidance note 7)

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

State any seasonal variations for playing recorded music (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment

at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 3)

	Both
--	------

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

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

State any seasonal variations for the provision of late night refreshment (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

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

	Both
--	------

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

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

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

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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	Renee
Surname	Moran

DOB

Date Of Birth	██████████
---------------	------------

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)	TBC
Issuing authority (if known)	TBC

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please read guidance note 9)

	N/A
--	-----

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	00:30
Tues	07:00	00:30
Wed	07:00	00:30
Thur	07:00	00:30
Fri	07:00	00:30
Sat	07:00	00:30
Sun	07:00	00:30

State any seasonal variations (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 6)

	Opening hours shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

M - Steps to promote four licencing objectives

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

	Please see presentation attached
--	----------------------------------

b) the prevention of crime and disorder

	Please see presentation attached
--	----------------------------------

c) public safety

	Please see presentation attached
--	----------------------------------

d) the prevention of public nuisance

	Please see presentation attached
--	----------------------------------

e) the protection of children from harm

	Please see presentation attached
--	----------------------------------

Guidance note 10

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

Please upload a plan of the premises

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

Please upload any additional information i.e. risk assessments

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

Checklist

	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)
--	---

Home Office Declaration

Please tick to indicate agreement

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

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	, ,
PaymentAmountInMinorUnits	██████
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 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Key
Date (DD/MM/YYYY)	02/03/2021
Capacity	Solicitors on Behalf of Applicant

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)	02/03/2021
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 correspondence	Andrew Wong Keystone Law 48 Chancery Lane London WC2A 1JF
Telephone No.	02033193700
If you prefer us to	amdhub@keystonelaw.co.uk

correspond with you by e-mail, your email address (optional)	
--	--

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.

REVISED UNIT 208**BOROUGH YARD**
RESTAURANT APPLICATION**OPENING HOURS – 08:00 to Midnight****LICENSABLE ACTIVITIES - Hours between 10am to Midnight****LICENSABLE ACTIVITIES – FILMS, RECORDED MUSIC, LATE NIGHT REFRESHMENT,
SALE OF ALCOHOL**

PROPOSED DRAFT CONDITIONS

RESTAURANT CONDITION

1. The supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal save for 20 persons in area hatched black on the Licence Plan.

CCTV

2. A CCTV system shall be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
3. All CCTV footage to be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.

4. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.

TRAINING AND RECORDS

5. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
6. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book and such book shall be available for police inspection.
7. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book.

PREVENTION OF PUBLIC NUISANCE

8. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.
9. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
10. A dedicated telephone number for the Designated Premises Supervisor or the duty manager shall be maintained for use by any person who may wish to make a complaint.
11. The premises shall be adequately mechanically ventilated and comfort cooled to allow doors and windows to remain closed during licensed entertainment.
12. The Premises shall be operated in accordance with the Borough Yards Operational Management Plan. This shall include a Dispersal Policy. A copy of the Operational Management Plan, and all later revisions, shall be provided to the Police, Licensing Authority and Environmental Health Department. A hard-copy of the Operational Management Plan

shall be kept at the Premises and made available for inspection on request of the Police or an Authorised Officer of the Council. Relevant staff shall be trained on the Dispersal Policy and a copy shall be kept on the premises.

OFF-SALES

13. All sales of alcohol for consumption off the premises shall be in sealed containers only.
14. After 22:00hrs, any customers wishing to smoke will be directed to the designated smoking area in Clink Yard, outlined in red and highlighted in yellow on the Borough Yards Site Plan.
- 15.
16. C
17. Any off-sales of alcohol shall be provided in sealed containers and taken away from the premises.
18. Clear, legible signage shall be prominently displayed where it can be easily seen and read requesting that alcohol sold as off-sales should not be opened and consumed in the vicinity of the premises.
19. All online sales of alcohol are subject to a real time age verification check via an external third party.
20. Drivers (whether employed directly, as self-employed or via third parties) have to undertake training on age restricted policies to ensure that the following checks are conducted at the point of delivery when the person appears to be under the age of 25.
21. All online age verification checks should only be made by a company which is a member of the following organisation: <https://www.avpassociation.com/>

PUBLIC SAFETY

22. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.

PROTECTION OF CHILDREN FROM HARM

23. A documented staff training programme shall be provided to key members of staff at the premises in respect of the:
- a. Age verification policy
 - b. The licensing objectives and
 - c. Opening times for the venue
 - d. Safeguarding of children and other vulnerable persons

With such records being kept for a minimum of six months (For the avoidance of doubt, the six month period relates to each respective entry in the log book and runs from the date of that particular entry).

24. A challenge 25 scheme shall be maintained, requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. (Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.

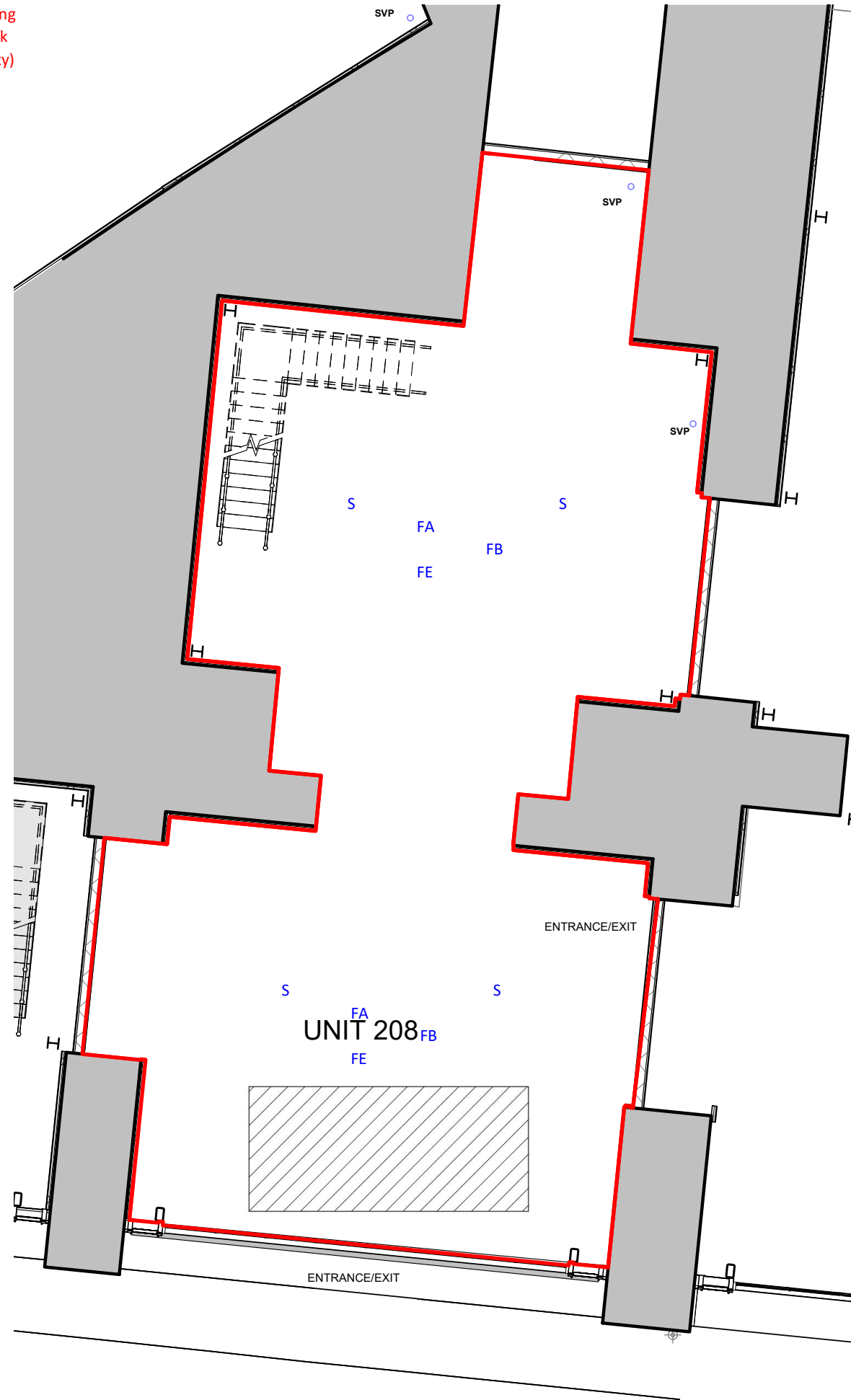
25. All staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation. A record of such training shall be kept / be accessible at the stall at all times and be made immediately available for inspection at the premises, to council or police officers on request. The training record shall include:
- a. the trainee's name (in block capitals),

- b. the trainer's name (in block capitals),
 - c. the signature of the trainee,
 - d. the signature of the trainer,
 - e. the date(s) of training, and
 - f. a declaration that the training has been received.
26. Clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
27. A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to council or police officers on request.

PLANS

28. Before the premises open to the public, the final internal layout plans will be deposited with the Licensing Authority to ensure they are an accurate reflection of the premises constructed and a Variation or Minor Variation will be applied for by the Premises Licence Holder to detail same on this Licence.
29. The maximum number of customers to be allowed on the Premises at any one time, shall be

IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.



PROPOSED UNIT 208

GIA - GROUND FLOOR -	155.4 m ²	1672 ft ²
GIA - MEZZANINE -	61.1 m ²	657 ft ²
TOTAL	216.5 m²	2330 ft²

LEGEND

- RED LINE INDICATES DEMISE EXTENT
- EXISTING WALLS
- PROPOSED WALLS
- LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

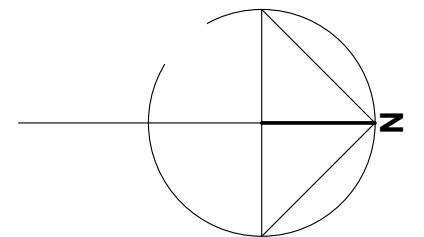
TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

LEGEND

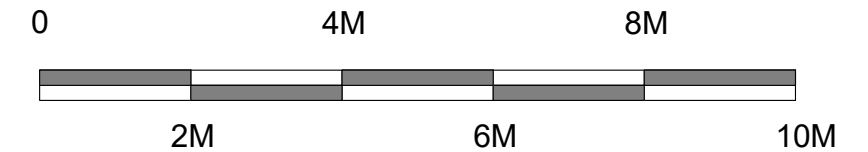
- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher

IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.

Black Hatched Area:- Area for sale of Alcohol, without the requirement for such sales to be ancillary to a meal, for up to a maximum of 20 persons.



SCALE 1:100

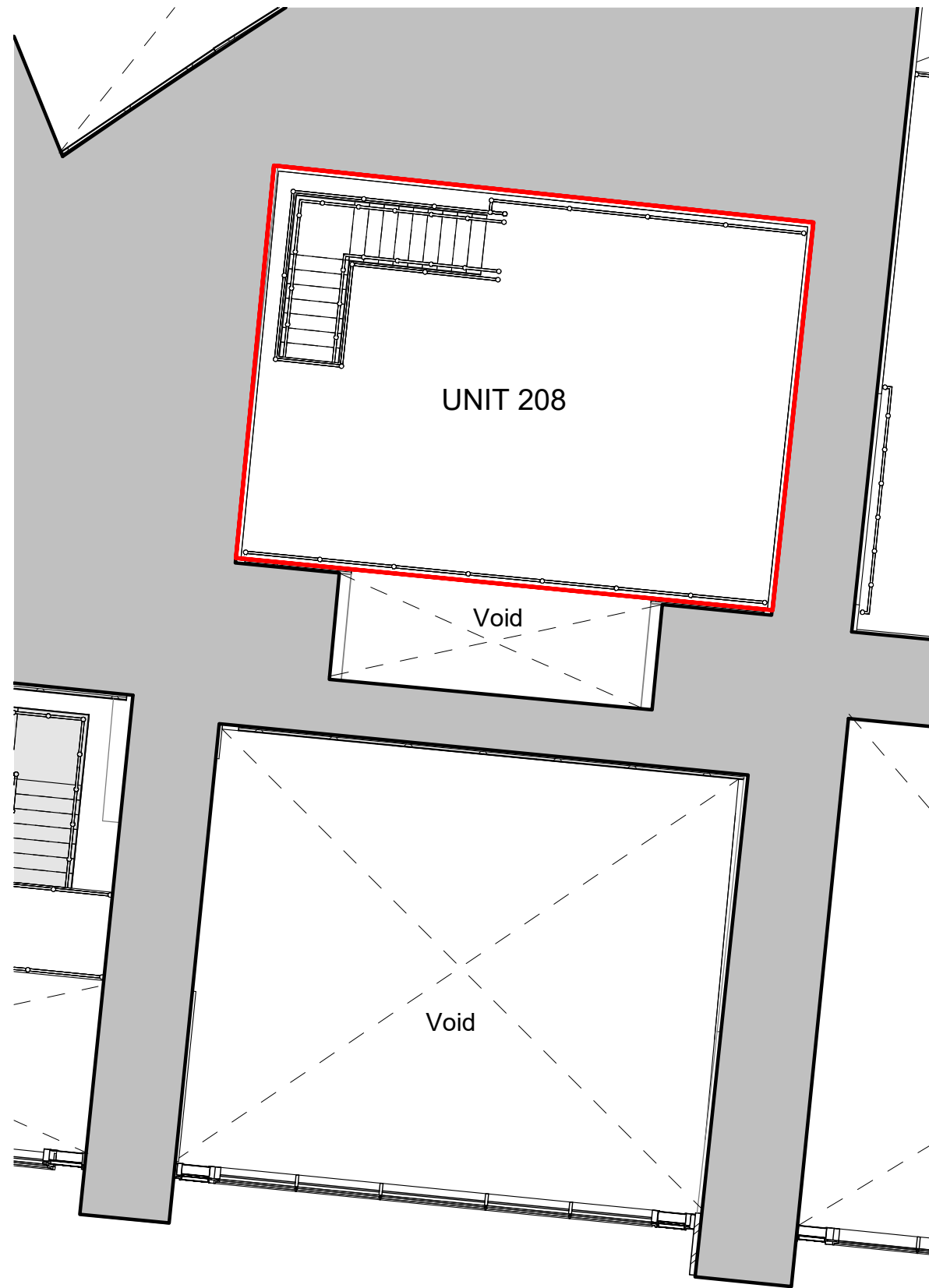


GIA UNIT 208 - Ground Floor Plan

28.05.2019 REV C2 1-100@A3

ISSUED FOR INFORMATION


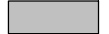
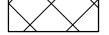
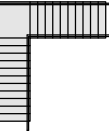
IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.



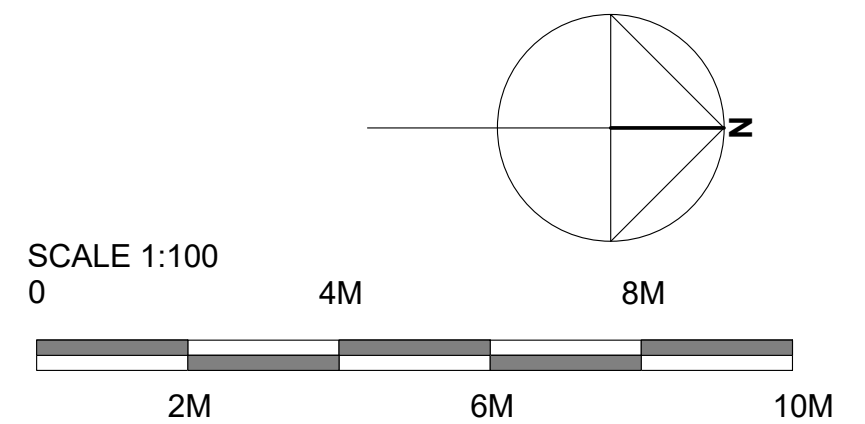
PROPOSED UNIT 208

GIA - GROUND FLOOR -	155.4 m ²	1672 ft ²
GIA - MEZZANINE -	61.1 m ²	657 ft ²
TOTAL	216.5 m²	2330 ft²

LEGEND

-  RED LINE INDICATES DEMISE EXTENT
-  EXISTING WALLS
-  PROPOSED WALLS
-  LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES



1 GIA UNIT 208 - Mezzanine Floor Plan
1 : 100

GIA UNIT 208 - Mezzanine Floor Plan

28.05.2019 REV C2 1-100@A3

ISSUED FOR INFORMATION

LOCATION PLAN AS SUBMITTED WITH APPLICATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

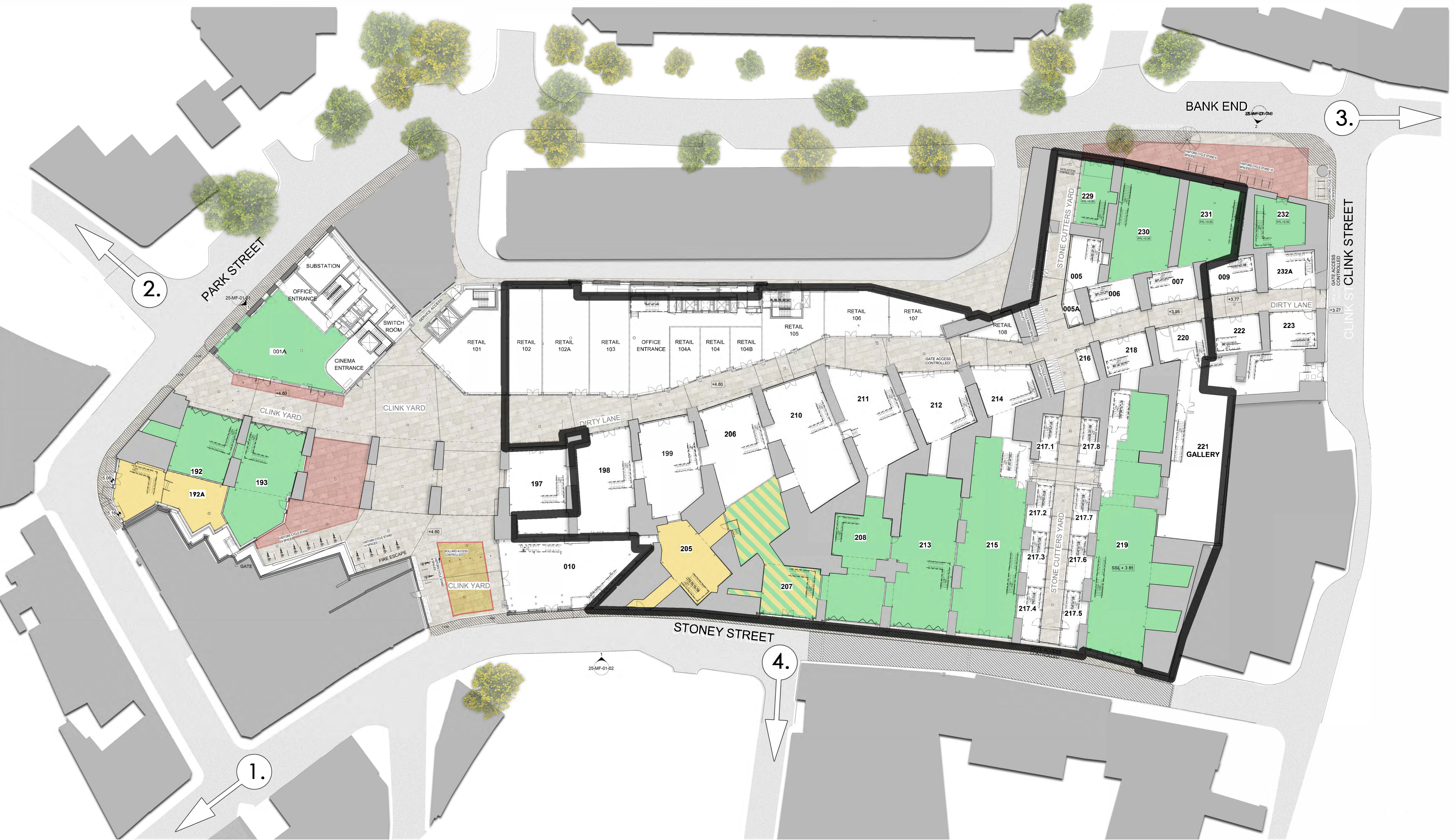
2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

RESTAURANT 3003.5 SQM BAR 1373 SQM VINOPOLIS 6367 SQM

REVISED SITE LAYOUT FOLLOWING CONSULTATION

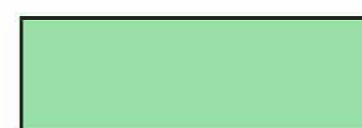


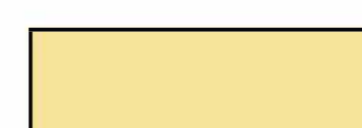




1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

	RESTAURANT 2993.5 SQM		RESTAURANT WITH BAR LICENCE 211.0 SQM		VINOPOLIS 6367 SQM
	BAR 389.5 SQM		OUTSIDE DINING AND SMOKING AREA		OUTSIDE SMOKING AREA

02/03/2021

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

Ref No. 1631757

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

Mark Bermondsey (Guernsey) Limited

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)

£	33001
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

Premises trading name

	UNIT 213
--	----------

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

Do you have a Southwark postcode?	Yes
Address Line 1	Unit 213, Borough Yards Development
Address Line 2	1 Bank End
Town	London
Post code	SE1 9BU
Ordnance survey map reference	
Description of the location	As described in Planning Permission 15/AP/3066
Telephone number	02033193700

Applicant Details

Please select whether you are applying for a premises licence as

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

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
--	---

Other Applicants

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

Personal Details - First Entry

Name	Mark Bermondsey (Guernsey) Limited
------	------------------------------------

Address - First Entry

Street number or building name	30
Street Description	Broadwick Street
Town	London
County	
Post code	W1F 8JB
Registered number (where applicable)	BR022032

Description of applicant (for example, partnership, company, unincorporated association etc)	Company
--	---------

Contact Details - First Entry

Telephone number	(020) 33193700
Email address	amdhub@keystonelaw.co.uk

Operating Schedule

When do you want the premises licence to start?

	31/03/2021
--	------------

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)

	Restaurant
--	------------

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)

	b) films
	f) recorded music

Provision of late night refreshment

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

Supply of alcohol

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

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

B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Films (Please read guidance note 7)

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

State any seasonal variations for the exhibition of films (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Recorded Music (Please read guidance note 7)

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

State any seasonal variations for playing recorded music (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment

at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 3)

	Both
--	------

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

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

State any seasonal variations for the provision of late night refreshment (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

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

	Both
--	------

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

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

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

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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	Renee
Surname	Moran

DOB

Date Of Birth	██████████
---------------	------------

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)	TBC
Issuing authority (if known)	TBC

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please read guidance note 9)

	N/A
--	-----

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	00:30
Tues	07:00	00:30
Wed	07:00	00:30
Thur	07:00	00:30
Fri	07:00	00:30
Sat	07:00	00:30
Sun	07:00	00:30

State any seasonal variations (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 6)

	Opening hours shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

M - Steps to promote four licencing objectives

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

	Please see presentation attached
--	----------------------------------

b) the prevention of crime and disorder

	Please see presentation attached
--	----------------------------------

c) public safety

	Please see presentation attached
--	----------------------------------

d) the prevention of public nuisance

	Please see presentation attached
--	----------------------------------

e) the protection of children from harm

	Please see presentation attached
--	----------------------------------

Guidance note 10

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

Please upload a plan of the premises

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

Please upload any additional information i.e. risk assessments

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

Checklist

	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
--	--

Home Office Declaration

Please tick to indicate agreement

	I am a company or limited liability partnership
--	---

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	, ,
PaymentAmountInMinorUnits	██████
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 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Keystone Law Limited
Date (DD/MM/YYYY)	02/03/2021
Capacity	Solicitors on Behalf of Applicant

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)	02/03/2021
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 correspondence	Andrew Wong Keystone Law 48 Chancery Lane London WC2A 1JF
Telephone No.	02033193700
If you prefer us to	amdhub@keystonelaw.co.uk

correspond with you by e-mail, your email address (optional)	
--	--

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.

REVISED UNIT 213**BOROUGH YARD**
RESTAURANT APPLICATION**OPENING HOURS – 08:00 to Midnight****LICENSABLE ACTIVITIES - Hours between 10am to Midnight****LICENSABLE ACTIVITIES – FILMS, RECORDED MUSIC, LATE NIGHT REFRESHMENT,
SALE OF ALCOHOL**

PROPOSED DRAFT CONDITIONS

RESTAURANT CONDITION

1. The supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal save for 20 persons in area hatched black on the Licence Plan.

CCTV

2. A CCTV system shall be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
3. All CCTV footage to be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.

4. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.

TRAINING AND RECORDS

5. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
6. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book and such book shall be available for police inspection.
7. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book.

PREVENTION OF PUBLIC NUISANCE

8. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.
9. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
10. A dedicated telephone number for the Designated Premises Supervisor or the duty manager shall be maintained for use by any person who may wish to make a complaint.
11. The premises shall be adequately mechanically ventilated and comfort cooled to allow doors and windows to remain closed during licensed entertainment.
12. The Premises shall be operated in accordance with the Borough Yards Operational Management Plan. This shall include a Dispersal Policy. A copy of the Operational Management Plan, and all later revisions, shall be provided to the Police, Licensing Authority and Environmental Health Department. A hard-copy of the Operational Management Plan

shall be kept at the Premises and made available for inspection on request of the Police or an Authorised Officer of the Council. Relevant staff shall be trained on the Dispersal Policy and a copy shall be kept on the premises.

OFF-SALES

13. All sales of alcohol for consumption off the premises shall be in sealed containers only.
14. After 22:00hrs, any customers wishing to smoke will be directed to the designated smoking area in Clink Yard, outlined in red and highlighted in yellow on the Borough Yards Site Plan.
- 15.
16. C
17. Any off-sales of alcohol shall be provided in sealed containers and taken away from the premises.
18. Clear, legible signage shall be prominently displayed where it can be easily seen and read requesting that alcohol sold as off-sales should not be opened and consumed in the vicinity of the premises.
19. All online sales of alcohol are subject to a real time age verification check via an external third party.
20. Drivers (whether employed directly, as self-employed or via third parties) have to undertake training on age restricted policies to ensure that the following checks are conducted at the point of delivery when the person appears to be under the age of 25.
21. All online age verification checks should only be made by a company which is a member of the following organisation: <https://www.avpassociation.com/>

PUBLIC SAFETY

22. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.

PROTECTION OF CHILDREN FROM HARM

23. A documented staff training programme shall be provided to key members of staff at the premises in respect of the:
- a. Age verification policy
 - b. The licensing objectives and
 - c. Opening times for the venue
 - d. Safeguarding of children and other vulnerable persons

With such records being kept for a minimum of six months (For the avoidance of doubt, the six month period relates to each respective entry in the log book and runs from the date of that particular entry).

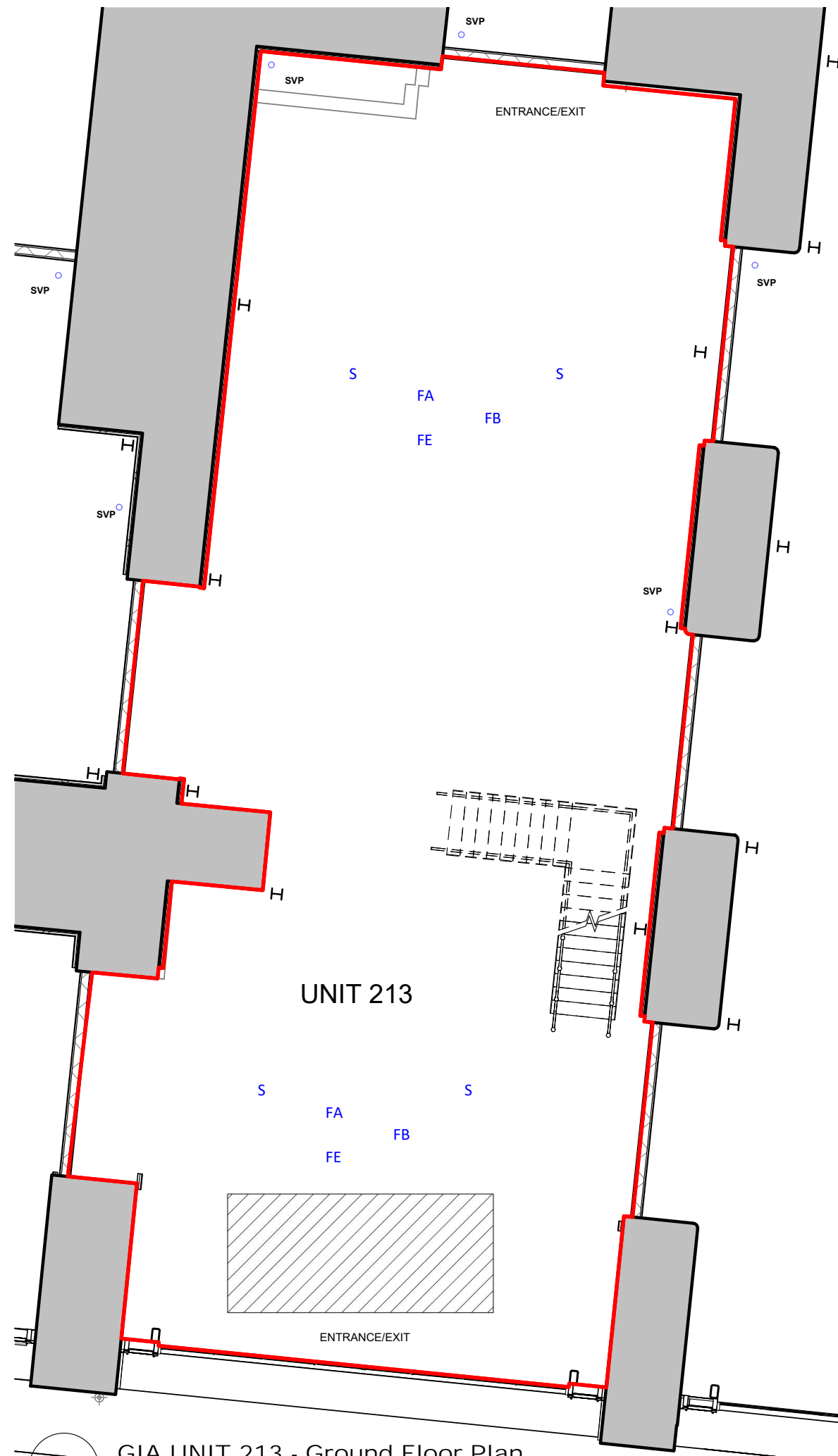
24. A challenge 25 scheme shall be maintained, requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. (Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.
25. All staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation. A record of such training shall be kept / be accessible at the stall at all times and be made immediately available for

inspection at the premises, to council or police officers on request. The training record shall include:

- a. the trainee's name (in block capitals),
 - b. the trainer's name (in block capitals),
 - c. the signature of the trainee,
 - d. the signature of the trainer,
 - e. the date(s) of training, and
 - f. a declaration that the training has been received.
26. Clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
27. A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to council or police officers on request.

PLANS

28. Before the premises open to the public, the final internal layout plans will be deposited with the Licensing Authority to ensure they are an accurate reflection of the premises constructed and a Variation or Minor Variation will be applied for by the Premises Licence Holder to detail same on this Licence.
29. The maximum number of customers to be allowed on the Premises at any one time, shall be



PROPOSED UNIT 213

GIA - GROUND FLOOR -	229.7 m ²	2472 ft ²
GIA - MEZZANINE -	97.2 m	1046 ft ²
TOTAL	326.9 m²	3518 ft²

LEGEND

- RED LINE INDICATES DEMISE EXTENT
- EXISTING WALLS
- PROPOSED WALLS
- LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

LEGEND

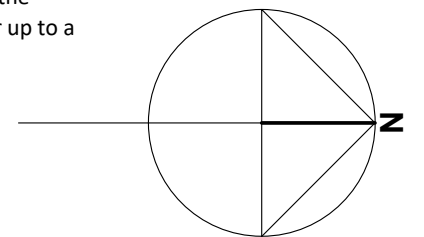
- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher

TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

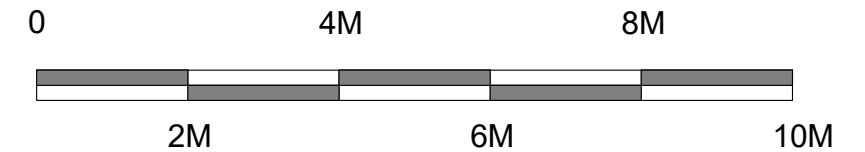
IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.

IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

Black Hatched Area:- Area for sale of Alcohol, without the requirement for such sales to be ancillary to a meal, for up to a maximum of 20 persons.



SCALE 1:100

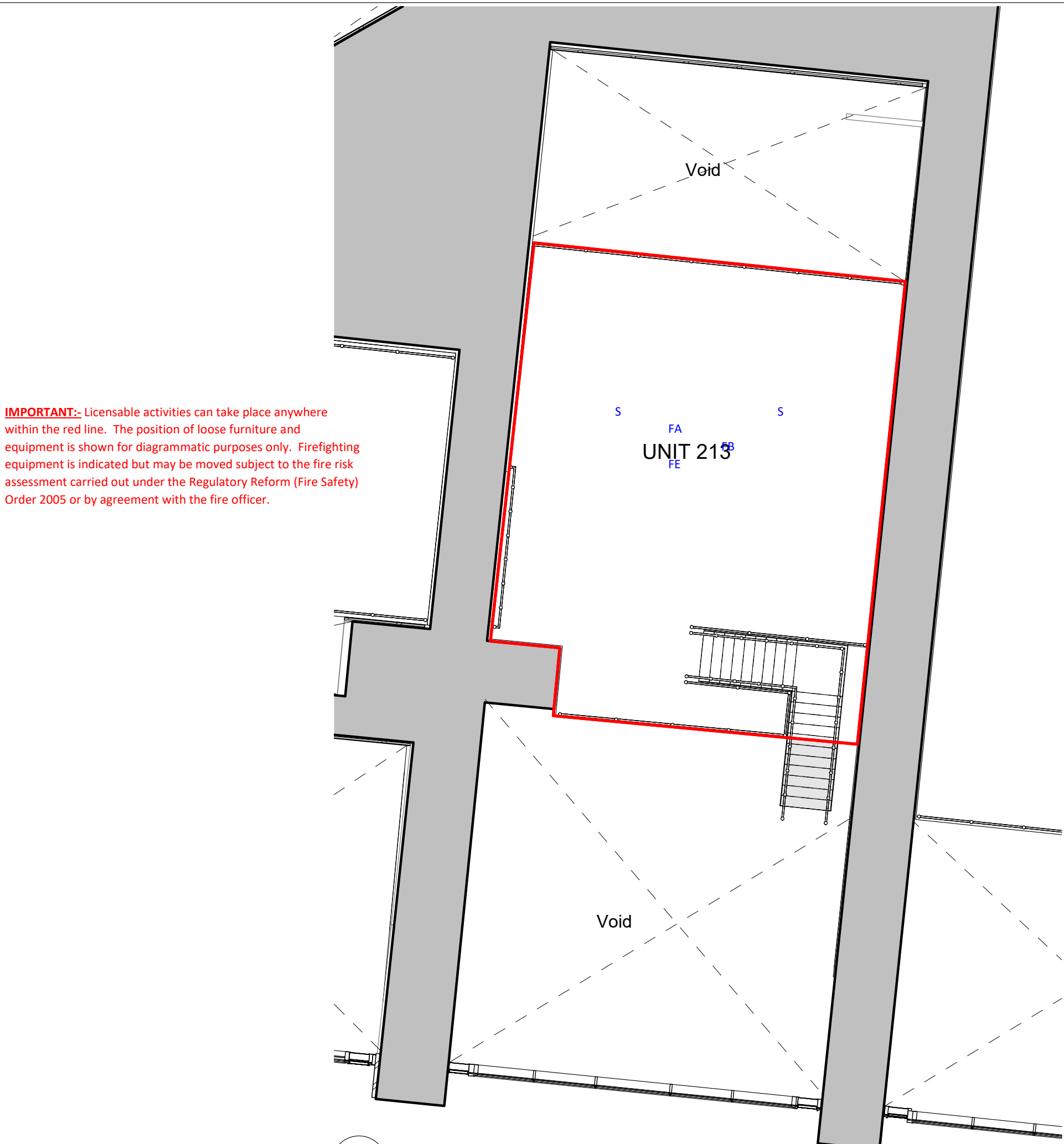


GIA UNIT 213 - Ground Floor Plan

28.05.2019 REV C2 1-100@A3

ISSUED FOR INFORMATION

1 GIA UNIT 213 - Ground Floor Plan
1 : 100



IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

PROPOSED UNIT 213

GIA - GROUND FLOOR -	229.7 m ²	2472 ft ²
GIA - MEZZANINE -	97.2 m	1046 ft ²
TOTAL	326.9 m²	3518 ft²

LEGEND

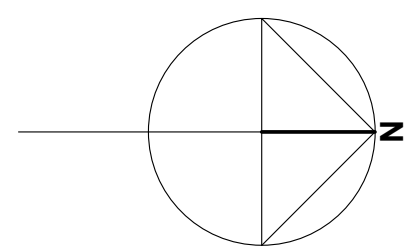
- RED LINE INDICATES DEMISE EXTENT
- EXISTING WALLS
- PROPOSED WALLS
- LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

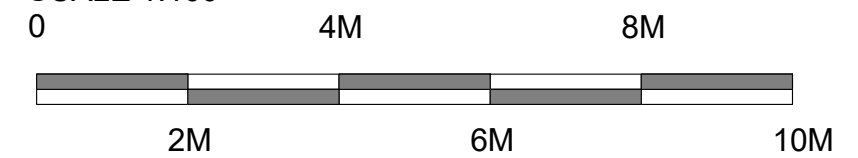
LEGEND

- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher

IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.



SCALE 1:100
0



1 GIA UNIT 213 - Mezzanine Floor Plan
1 : 100

GIA UNIT 213 - Mezzanine Floor Plan		
28.05.2019	REV C2	1-100@A3
ISSUED FOR INFORMATION		

LOCATION PLAN AS SUBMITTED WITH APPLICATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

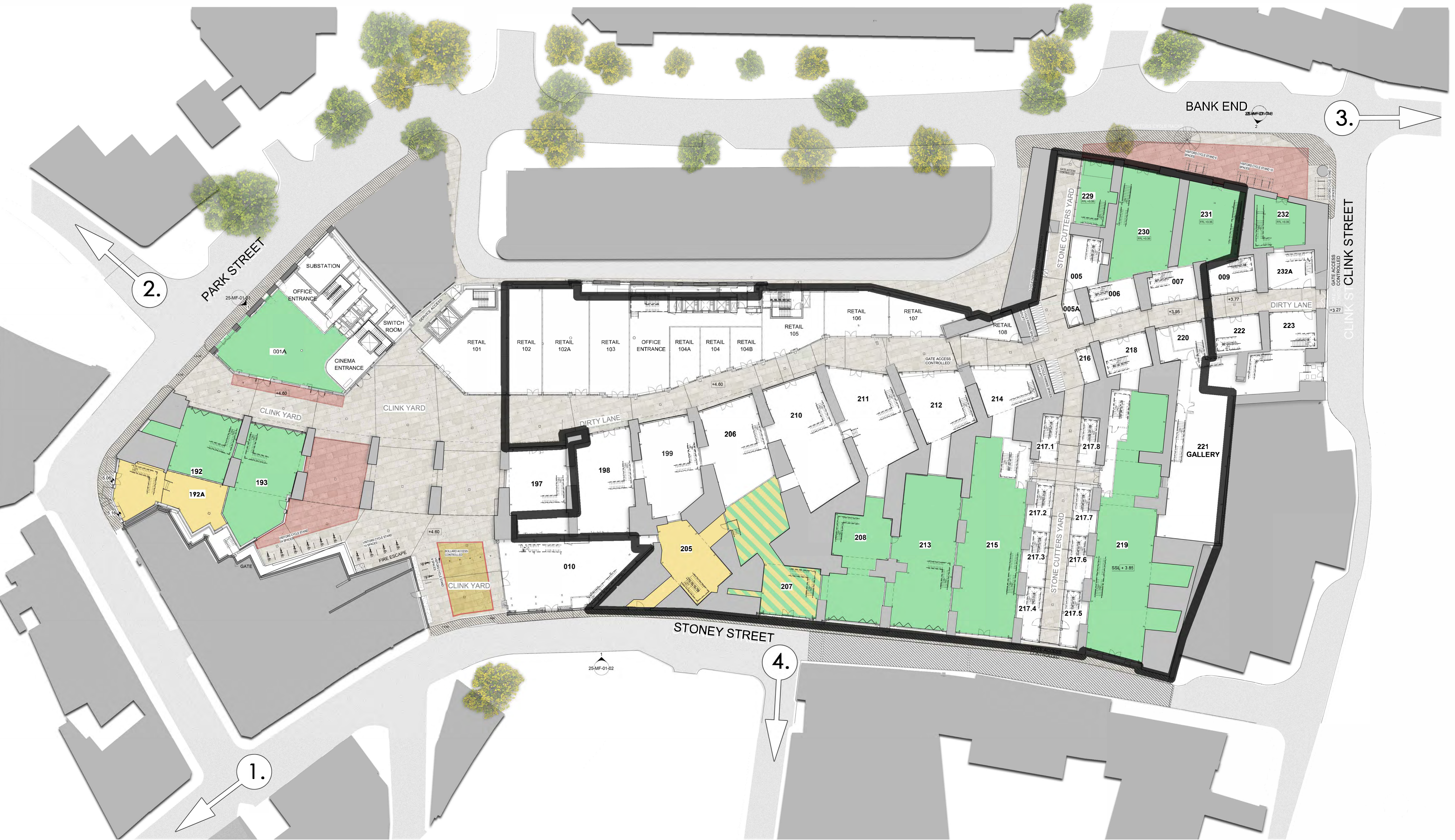
4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

RESTAURANT 3003.5 SQM

BAR 1373 SQM

VINOPOLIS 6367 SQM

REVISED SITE LAYOUT FOLLOWING CONSULTATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

- RESTAURANT 2993.5 SQM
- BAR 389.5 SQM
- OUTSIDE DINING AND SMOKING AREA
- RESTAURANT WITH BAR LICENCE 211.0 SQM
- OUTSIDE SMOKING AREA
- VINOPOLIS 6367 SQM

02/03/2021

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

Ref No. 1631766

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

Mark Bermondsey (Guernsey) Limited

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)

£	33001
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

Premises trading name

	UNIT 215
--	----------

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

Do you have a Southwark postcode?	Yes
Address Line 1	Unit 215, Borough Yards Development
Address Line 2	1 Bank End
Town	London
Post code	SE1 9BU
Ordnance survey map reference	
Description of the location	As described in Planning Permission 15/AP/3066
Telephone number	02033193700

Applicant Details

Please select whether you are applying for a premises licence as

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

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
--	---

Other Applicants

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

Personal Details - First Entry

Name	Mark Bermondsey (Guernsey) Limited
------	------------------------------------

Address - First Entry

Street number or building name	30
Street Description	Broadwick Street
Town	London
County	
Post code	W1F 8JB
Registered number (where applicable)	BR022032

Description of applicant (for example, partnership, company, unincorporated association etc)	Company
--	---------

Contact Details - First Entry

Telephone number	(020) 33193700
Email address	amdhub@keystonelaw.co.uk

Operating Schedule

When do you want the premises licence to start?

	31/03/2021
--	------------

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)

	Bar
--	-----

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)

	b) films
	f) recorded music

Provision of late night refreshment

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

Supply of alcohol

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

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

B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Films (Please read guidance note 7)

Day	Start	Finish
Mon	10:00	01:00
Tues	10:00	01:00
Wed	10:00	01:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	01:00

State any seasonal variations for the exhibition of films (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Recorded Music (Please read guidance note 7)

Day	Start	Finish
Mon	10:00	01:00
Tues	10:00	01:00
Wed	10:00	01:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	01:00

State any seasonal variations for playing recorded music (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment

at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 3)

	Both
--	------

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

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

State any seasonal variations for the provision of late night refreshment (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

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

	Both
--	------

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

Day	Start	Finish
Mon	10:00	01:00
Tues	10:00	01:00
Wed	10:00	01:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	01:00

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

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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	Renee
Surname	Moran

DOB

Date Of Birth	██████████
---------------	------------

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)	TBC
Issuing authority (if known)	TBC

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please read guidance note 9)

	N/A
--	-----

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	01:30
Tues	07:00	01:30
Wed	07:00	01:30
Thur	07:00	01:30
Fri	07:00	01:30
Sat	07:00	01:30
Sun	07:00	01:30

State any seasonal variations (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 6)

	Opening hours shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

M - Steps to promote four licencing objectives

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

	Please see presentation attached
--	----------------------------------

b) the prevention of crime and disorder

	Please see presentation attached
--	----------------------------------

c) public safety

	Please see presentation attached
--	----------------------------------

d) the prevention of public nuisance

	Please see presentation attached
--	----------------------------------

e) the protection of children from harm

	Please see presentation attached
--	----------------------------------

Guidance note 10

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

Please upload a plan of the premises

--	--

Please upload any additional information i.e. risk assessments

--	--

Checklist

	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)
--	---

Home Office Declaration

Please tick to indicate agreement

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

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	, ,
PaymentAmountInMinorUnits	██████
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 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Keystone Law Limited
Date (DD/MM/YYYY)	02/03/2021
Capacity	Solicitors on Behalf of Applicant

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)	02/03/2021
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 correspondence	Andrew Wong Keystone Law 48 Chancery Lane London WC2A 1JF
Telephone No.	02033193700
If you prefer us to	amdhub@keystonelaw.co.uk

correspond with you by e-mail, your email address (optional)	
--	--

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.

REVISED UNIT 215**BOROUGH YARD**
RESTAURANT APPLICATION**OPENING HOURS – 08:00 to Midnight****LICENSABLE ACTIVITIES - Hours between 10am to Midnight****LICENSABLE ACTIVITIES – FILMS, RECORDED MUSIC, LATE NIGHT REFRESHMENT,
SALE OF ALCOHOL**

PROPOSED DRAFT CONDITIONS

RESTAURANT CONDITION

1. The supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal save for 20 persons in area hatched black on the Licence Plan.

CCTV

2. A CCTV system shall be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
3. All CCTV footage to be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.

4. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.

TRAINING AND RECORDS

5. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
6. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book and such book shall be available for police inspection.
7. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book.

PREVENTION OF PUBLIC NUISANCE

8. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.
9. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
10. A dedicated telephone number for the Designated Premises Supervisor or the duty manager shall be maintained for use by any person who may wish to make a complaint.
11. The premises shall be adequately mechanically ventilated and comfort cooled to allow doors and windows to remain closed during licensed entertainment.
12. The Premises shall be operated in accordance with the Borough Yards Operational Management Plan. This shall include a Dispersal Policy. A copy of the Operational Management Plan, and all later revisions, shall be provided to the Police, Licensing Authority and Environmental Health Department. A hard-copy of the Operational Management Plan

shall be kept at the Premises and made available for inspection on request of the Police or an Authorised Officer of the Council. Relevant staff shall be trained on the Dispersal Policy and a copy shall be kept on the premises.

OFF-SALES

13. All sales of alcohol for consumption off the premises shall be in sealed containers only.
14. After 22:00hrs, any customers wishing to smoke will be directed to the designated smoking area in Clink Yard, outlined in red and highlighted in yellow on the Borough Yards Site Plan.
- 15.
16. C
17. Any off-sales of alcohol shall be provided in sealed containers and taken away from the premises.
18. Clear, legible signage shall be prominently displayed where it can be easily seen and read requesting that alcohol sold as off-sales should not be opened and consumed in the vicinity of the premises.
19. All online sales of alcohol are subject to a real time age verification check via an external third party.
20. Drivers (whether employed directly, as self-employed or via third parties) have to undertake training on age restricted policies to ensure that the following checks are conducted at the point of delivery when the person appears to be under the age of 25.
21. All online age verification checks should only be made by a company which is a member of the following organisation: <https://www.avpassociation.com/>

PUBLIC SAFETY

22. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.

PROTECTION OF CHILDREN FROM HARM

23. A documented staff training programme shall be provided to key members of staff at the premises in respect of the:
- a. Age verification policy
 - b. The licensing objectives and
 - c. Opening times for the venue
 - d. Safeguarding of children and other vulnerable persons

With such records being kept for a minimum of six months (For the avoidance of doubt, the six month period relates to each respective entry in the log book and runs from the date of that particular entry).

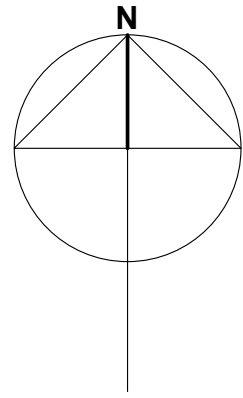
24. A challenge 25 scheme shall be maintained, requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. (Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.
25. All staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation. A record of such training shall be kept / be accessible at the stall at all times and be made immediately available for

inspection at the premises, to council or police officers on request. The training record shall include:

- a. the trainee's name (in block capitals),
 - b. the trainer's name (in block capitals),
 - c. the signature of the trainee,
 - d. the signature of the trainer,
 - e. the date(s) of training, and
 - f. a declaration that the training has been received.
26. Clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
27. A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to council or police officers on request.

PLANS

28. Before the premises open to the public, the final internal layout plans will be deposited with the Licensing Authority to ensure they are an accurate reflection of the premises constructed and a Variation or Minor Variation will be applied for by the Premises Licence Holder to detail same on this Licence.
29. The maximum number of customers to be allowed on the Premises at any one time, shall be 180.



LEGEND

- RED LINE INDICATES DEMISE EXTENT
- EXISTING WALLS
- PROPOSED WALLS
- LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

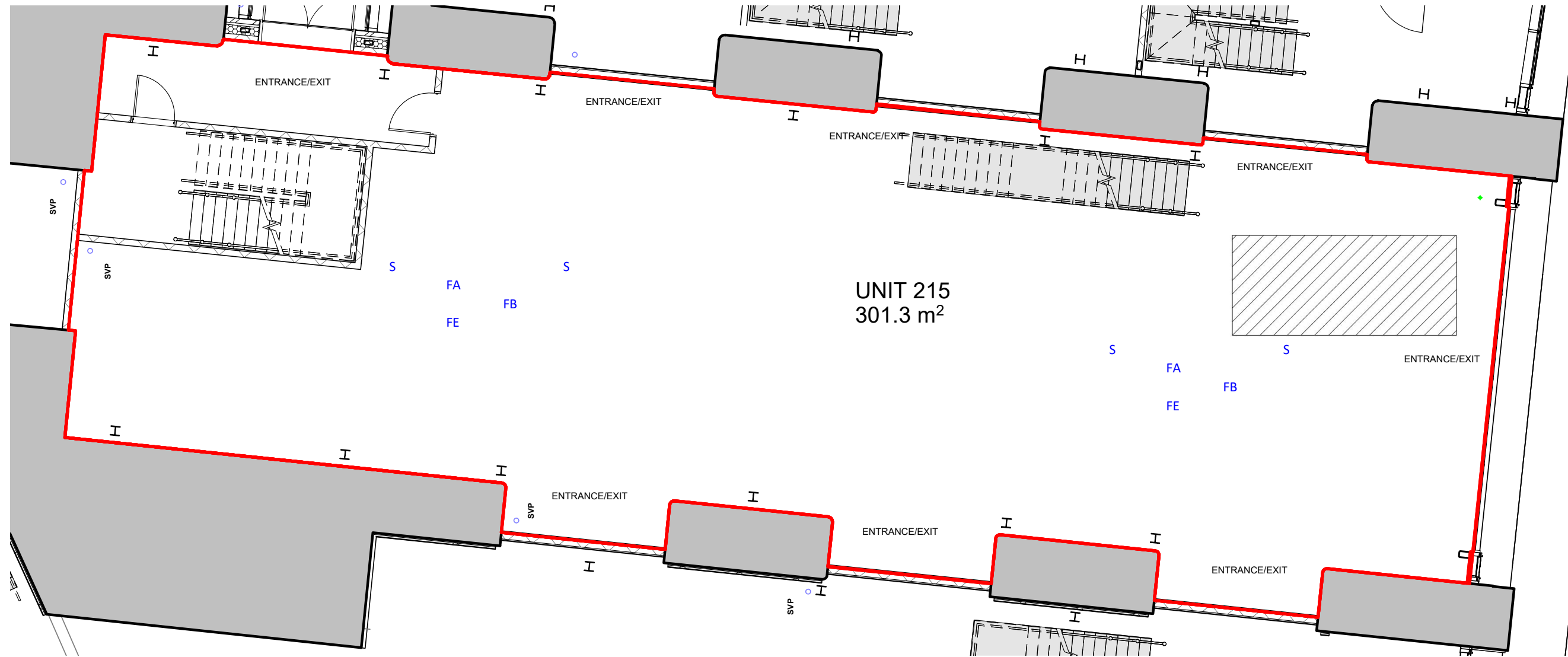
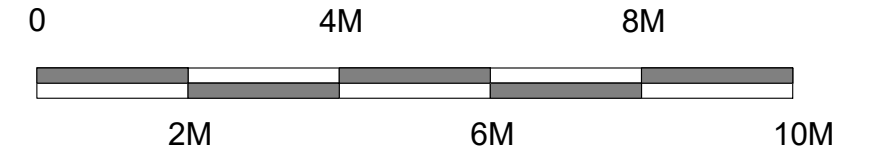
- LEGEND**
- S = Smoke Detector
 - FA = Fire Alarm
 - FB = Fire Blanket
 - CO2 = Fire Extinguisher

PROPOSED UNIT 215

GIA - GROUND FLOOR -	301.3 m ²	3243 ft ²
GIA - MEZZANINE -	222.0 m ²	2389ft ²

TOTAL - 523.3 m² 5632 ft²

SCALE 1:100



166

IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.

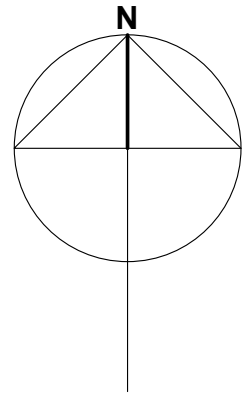


Black Hatched Area:- Area for sale of Alcohol, without the requirement for such sales to be ancillary to a meal, for up to a maximum of 20 persons.

GIA UNIT 215 - Ground Floor Plan

26.07.2019 REV C2 1-100@A3

ISSUED FOR INFORMATION



LEGEND

- RED LINE INDICATES DEMISE EXTENT
- EXISTING WALLS
- PROPOSED WALLS
- LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

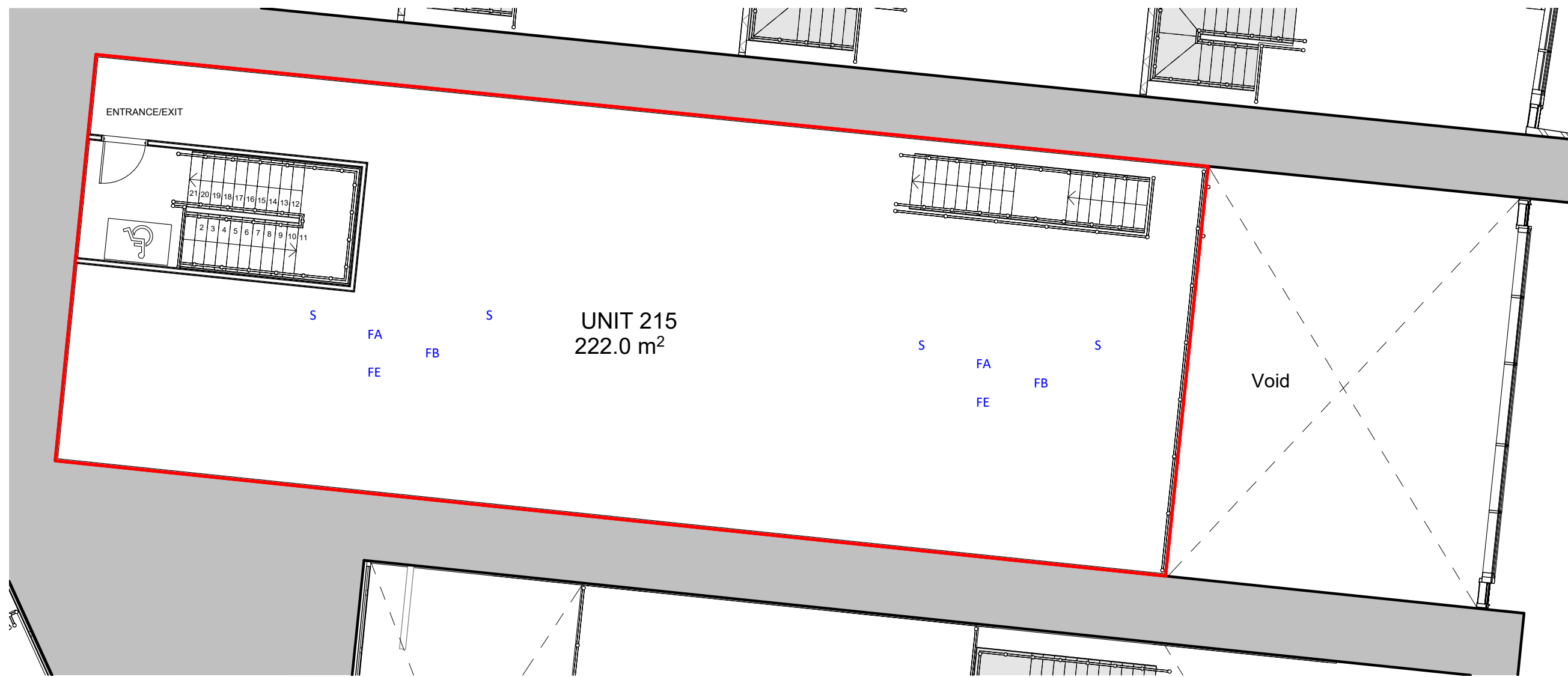
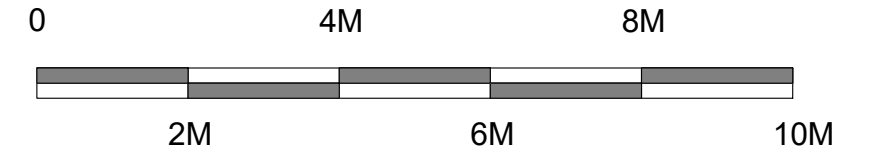
LEGEND

- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher

PROPOSED UNIT 215

GIA - GROUND FLOOR -	301.3 m ²	3243 ft ²
GIA - MEZZANINE -	222.0 m ²	2389ft ²
TOTAL	523.3 m²	5632 ft²

SCALE 1:100



167

IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.

GIA UNIT 215 - Mezzanine Floor Plan		
26.07.2019	REV C2	1-100@A3
ISSUED FOR INFORMATION		

LOCATION PLAN AS SUBMITTED WITH APPLICATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

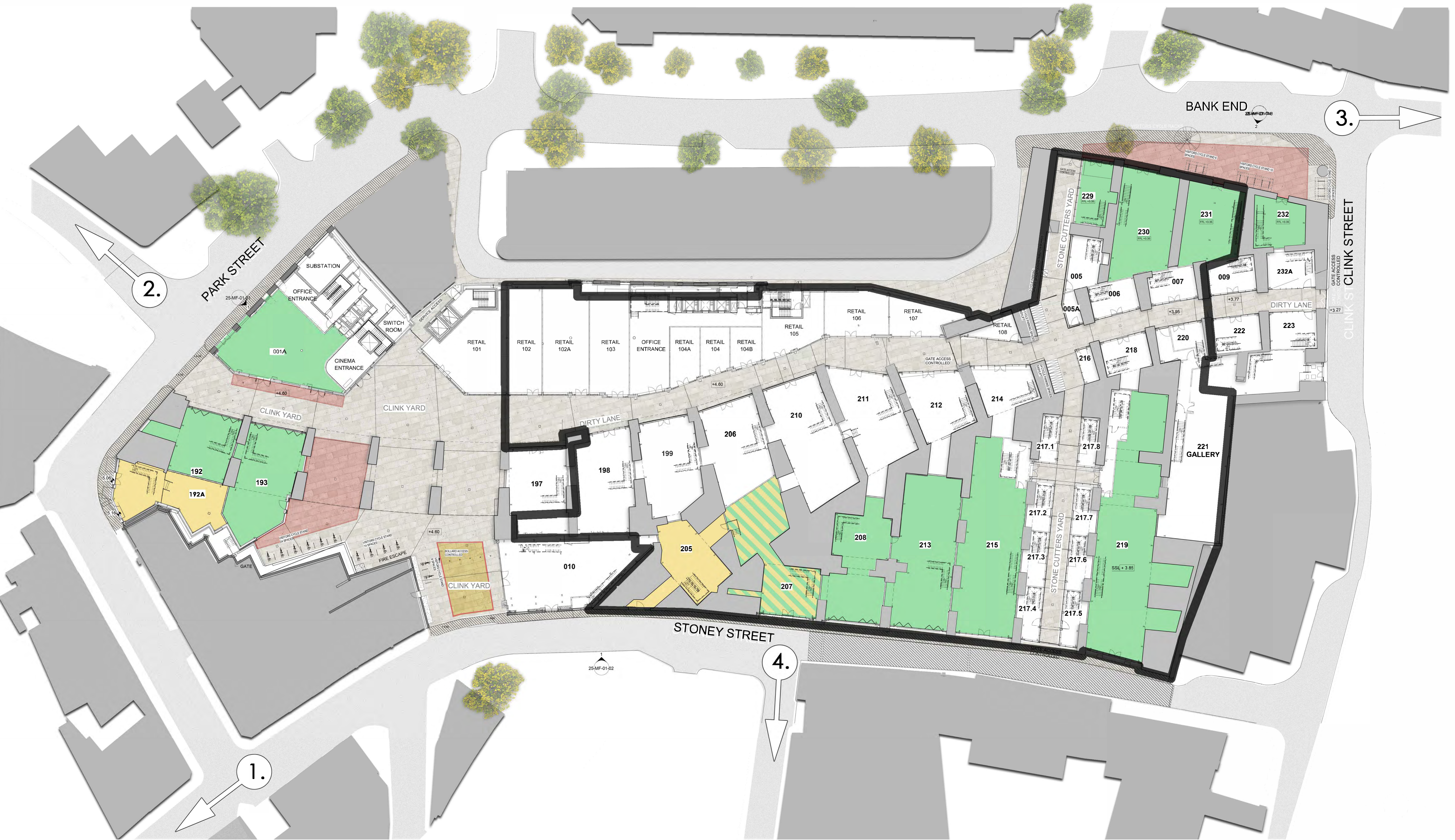
4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

RESTAURANT 3003.5 SQM

BAR 1373 SQM

VINOPOLIS 6367 SQM

REVISED SITE LAYOUT FOLLOWING CONSULTATION

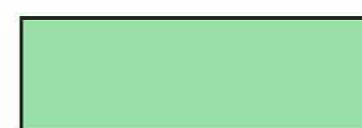


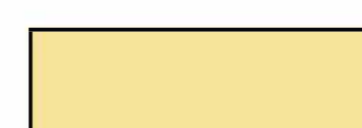




1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

	RESTAURANT 2993.5 SQM		RESTAURANT WITH BAR LICENCE 211.0 SQM		VINOPOLIS 6367 SQM
	BAR 389.5 SQM		OUTSIDE DINING AND SMOKING AREA		OUTSIDE SMOKING AREA

02/03/2021

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

Ref No. 1631772

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

	Mark Bermondsey (Guernsey) Limited
--	------------------------------------

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)

£	33001
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

Premises trading name

	UNIT 219
--	----------

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

Do you have a Southwark postcode?	Yes
Address Line 1	Unit 219, Borough Yards Development
Address Line 2	1 Bank End
Town	London
Post code	SE1 9BU
Ordnance survey map reference	
Description of the location	As described in Planning Permission 15/AP/3066
Telephone number	02033193700

Applicant Details

Please select whether you are applying for a premises licence as

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

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
--	---

Other Applicants

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

Personal Details - First Entry

Name	Mark Bermondsey (Guernsey) Limited
------	------------------------------------

Address - First Entry

Street number or building name	30
Street Description	Broadwick Street
Town	London
County	
Post code	W1F 8JB
Registered number (where applicable)	BR022032

Description of applicant (for example, partnership, company, unincorporated association etc)	Company
--	---------

Contact Details - First Entry

Telephone number	(020) 33193700
Email address	amdhub@keystonelaw.co.uk

Operating Schedule

When do you want the premises licence to start?

	31/03/2021
--	------------

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)

	Restaurant
--	------------

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)

	b) films
	f) recorded music

Provision of late night refreshment

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

Supply of alcohol

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

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

B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Films (Please read guidance note 7)

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

State any seasonal variations for the exhibition of films (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Recorded Music (Please read guidance note 7)

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

State any seasonal variations for playing recorded music (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment

at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 3)

	Both
--	------

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

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

State any seasonal variations for the provision of late night refreshment (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

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

	Both
--	------

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

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

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

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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	Renee
Surname	Moran

DOB

Date Of Birth	██████████
---------------	------------

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)	TBC
Issuing authority (if known)	TBC

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please read guidance note 9)

	N/A
--	-----

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	00:30
Tues	07:00	00:30
Wed	07:00	00:30
Thur	07:00	00:30
Fri	07:00	00:30
Sat	07:00	00:30
Sun	07:00	00:30

State any seasonal variations (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 6)

	Opening hours shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

M - Steps to promote four licencing objectives

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

	Please see presentation attached
--	----------------------------------

b) the prevention of crime and disorder

	Please see presentation attached
--	----------------------------------

c) public safety

	Please see presentation attached
--	----------------------------------

d) the prevention of public nuisance

	Please see presentation attached
--	----------------------------------

e) the protection of children from harm

	Please see presentation attached
--	----------------------------------

Guidance note 10

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

Please upload a plan of the premises

--	--

Please upload any additional information i.e. risk assessments

--	--

Checklist

	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
--	--

Home Office Declaration

Please tick to indicate agreement

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

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	, ,
PaymentAmountInMinorUnits	██████
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 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Keystone Law Limited
Date (DD/MM/YYYY)	02/03/2021
Capacity	Solicitors on Behalf of Applicant

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)	02/03/2021
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 correspondence	Andrew Wong Keystone Law 48 Chancery Lane London WC2A 1JF
Telephone No.	02033193700
If you prefer us to	amdhub@keystonelaw.co.uk

correspond with you by e-mail, your email address (optional)	
--	--

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.

REVISED UNIT 219**BOROUGH YARD**
RESTAURANT APPLICATION**OPENING HOURS – 08:00 to Midnight****LICENSABLE ACTIVITIES - Hours between 10am to Midnight****LICENSABLE ACTIVITIES – FILMS, RECORDED MUSIC, LATE NIGHT REFRESHMENT,
SALE OF ALCOHOL**

PROPOSED DRAFT CONDITIONS

RESTAURANT CONDITION

1. The supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal save for 20 persons in area hatched black on the Licence Plan.

CCTV

2. A CCTV system shall be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
3. All CCTV footage to be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.

4. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.

TRAINING AND RECORDS

5. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
6. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book and such book shall be available for police inspection.
7. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book.

PREVENTION OF PUBLIC NUISANCE

8. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.
9. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
10. A dedicated telephone number for the Designated Premises Supervisor or the duty manager shall be maintained for use by any person who may wish to make a complaint.
11. The premises shall be adequately mechanically ventilated and comfort cooled to allow doors and windows to remain closed during licensed entertainment.
12. The Premises shall be operated in accordance with the Borough Yards Operational Management Plan. This shall include a Dispersal Policy. A copy of the Operational Management Plan, and all later revisions, shall be provided to the Police, Licensing Authority and Environmental Health Department. A hard-copy of the Operational Management Plan

shall be kept at the Premises and made available for inspection on request of the Police or an Authorised Officer of the Council. Relevant staff shall be trained on the Dispersal Policy and a copy shall be kept on the premises.

OFF-SALES

13. All sales of alcohol for consumption off the premises shall be in sealed containers only.
14. After 22:00hrs, any customers wishing to smoke will be directed to the designated smoking area in Clink Yard, outlined in red and highlighted in yellow on the Borough Yards Site Plan.
- 15.
16. C
17. Any off-sales of alcohol shall be provided in sealed containers and taken away from the premises.
18. Clear, legible signage shall be prominently displayed where it can be easily seen and read requesting that alcohol sold as off-sales should not be opened and consumed in the vicinity of the premises.
19. All online sales of alcohol are subject to a real time age verification check via an external third party.
20. Drivers (whether employed directly, as self-employed or via third parties) have to undertake training on age restricted policies to ensure that the following checks are conducted at the point of delivery when the person appears to be under the age of 25.

21. All online age verification checks should only be made by a company which is a member of the following organisation: <https://www.avpassociation.com/>

PUBLIC SAFETY

22. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.

PROTECTION OF CHILDREN FROM HARM

23. A documented staff training programme shall be provided to key members of staff at the premises in respect of the:
- a. Age verification policy
 - b. The licensing objectives and
 - c. Opening times for the venue
 - d. Safeguarding of children and other vulnerable persons

With such records being kept for a minimum of six months (For the avoidance of doubt, the six month period relates to each respective entry in the log book and runs from the date of that particular entry).

24. A challenge 25 scheme shall be maintained, requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. (Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.

25. All staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation. A record of such training shall be kept / be accessible at the stall at all times and be made immediately available for inspection at the premises, to council or police officers on request. The training record shall include:
- a. the trainee's name (in block capitals),
 - b. the trainer's name (in block capitals),
 - c. the signature of the trainee,
 - d. the signature of the trainer,
 - e. the date(s) of training, and
 - f. a declaration that the training has been received.
26. Clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
27. A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to council or police officers on request.





PLANS

28. Before the premises open to the public, the final internal layout plans will be deposited with the Licensing Authority to ensure they are an accurate reflection of the premises constructed and a Variation or Minor Variation will be applied for by the Premises Licence Holder to detail same on this Licence.
29. The maximum number of customers to be allowed on the Premises at any one time, shall be

PROPOSED UNIT 219

GIA - GROUND FLOOR -	421.1 m ²	4532 ft ²
GIA - MEZZANINE -	346.8 m ²	3732 ft ²
TOTAL	767.9 m²	8265 ft²

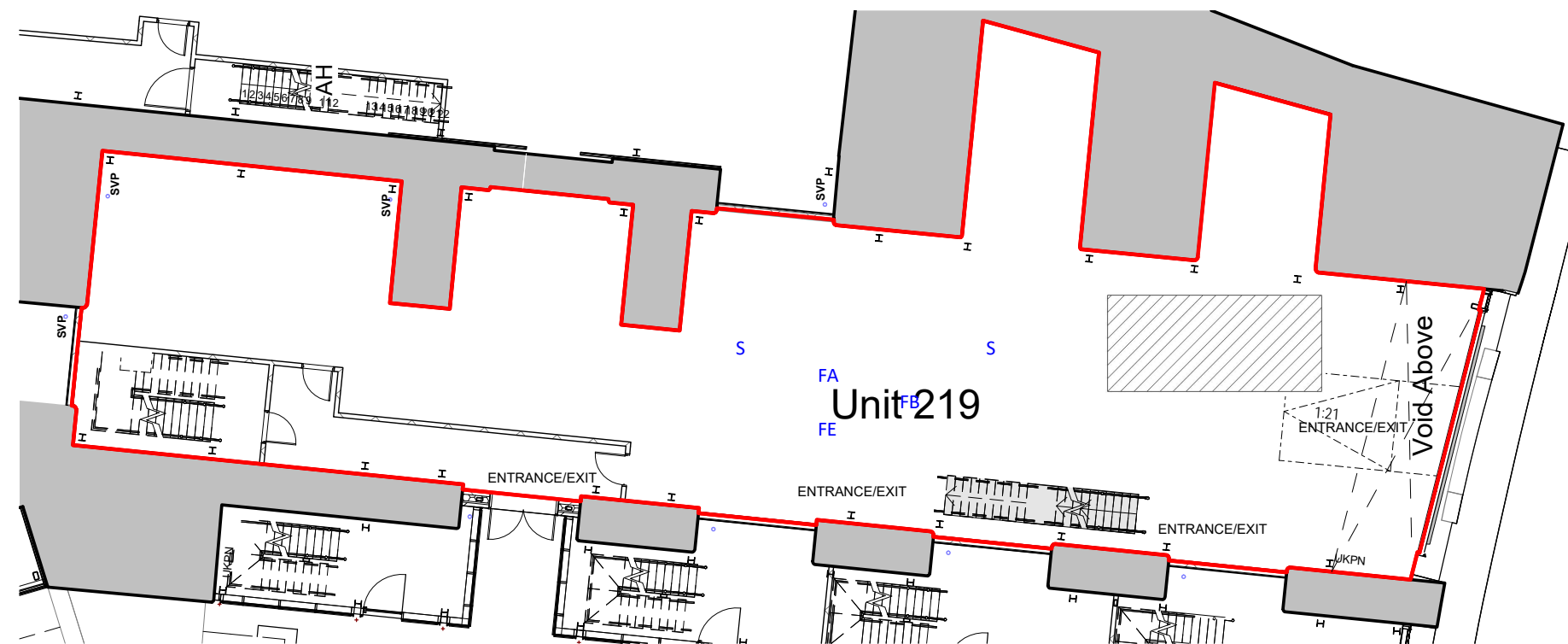
LEGEND

-  RED LINE INDICATES DEMISE EXTENT
-  EXISTING WALLS
-  PROPOSED WALLS
-  LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

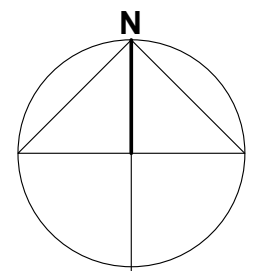
LEGEND

- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher



1 GIA UNIT 219 - Ground Floor Plan
1 : 200

SCALE 1:200
0



IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.



Black Hatched Area:- Area for sale of Alcohol, without the requirement for such sales to be ancillary to a meal, for up to a maximum of 20 persons.

GIA UNIT 219 - Ground Floor Plan




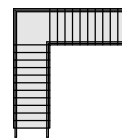
26.07.2019 REV C2 1-200@A3

ISSUED FOR INFORMATION

PROPOSED UNIT 219

GIA - GROUND FLOOR -	421.1 m ²	4532 ft ²
GIA - MEZZANINE	346.8 m ²	3732 ft ²
TOTAL	767.9 m²	8265 ft²

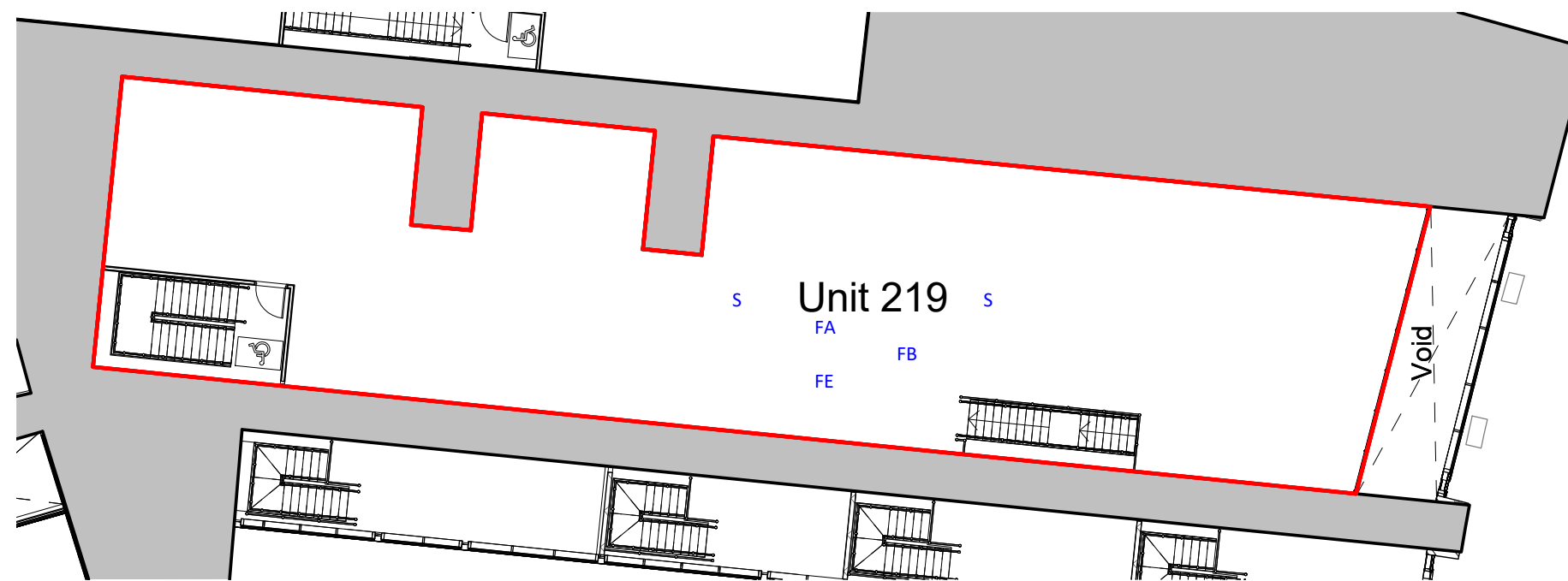
LEGEND

-  RED LINE INDICATES DEMISE EXTENT
-  EXISTING WALLS
-  PROPOSED WALLS
-  LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

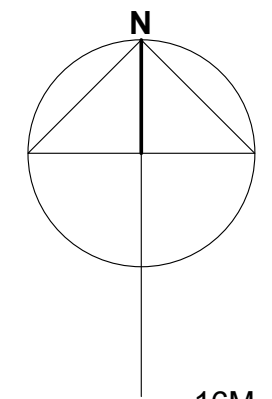
TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

LEGEND

- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher



SCALE 1:200
0



IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.

GIA UNIT 219 - Mezzanine Floor Plan		
26.07.2019	REV C2	1-200@A3
ISSUED FOR INFORMATION		

LOCATION PLAN AS SUBMITTED WITH APPLICATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

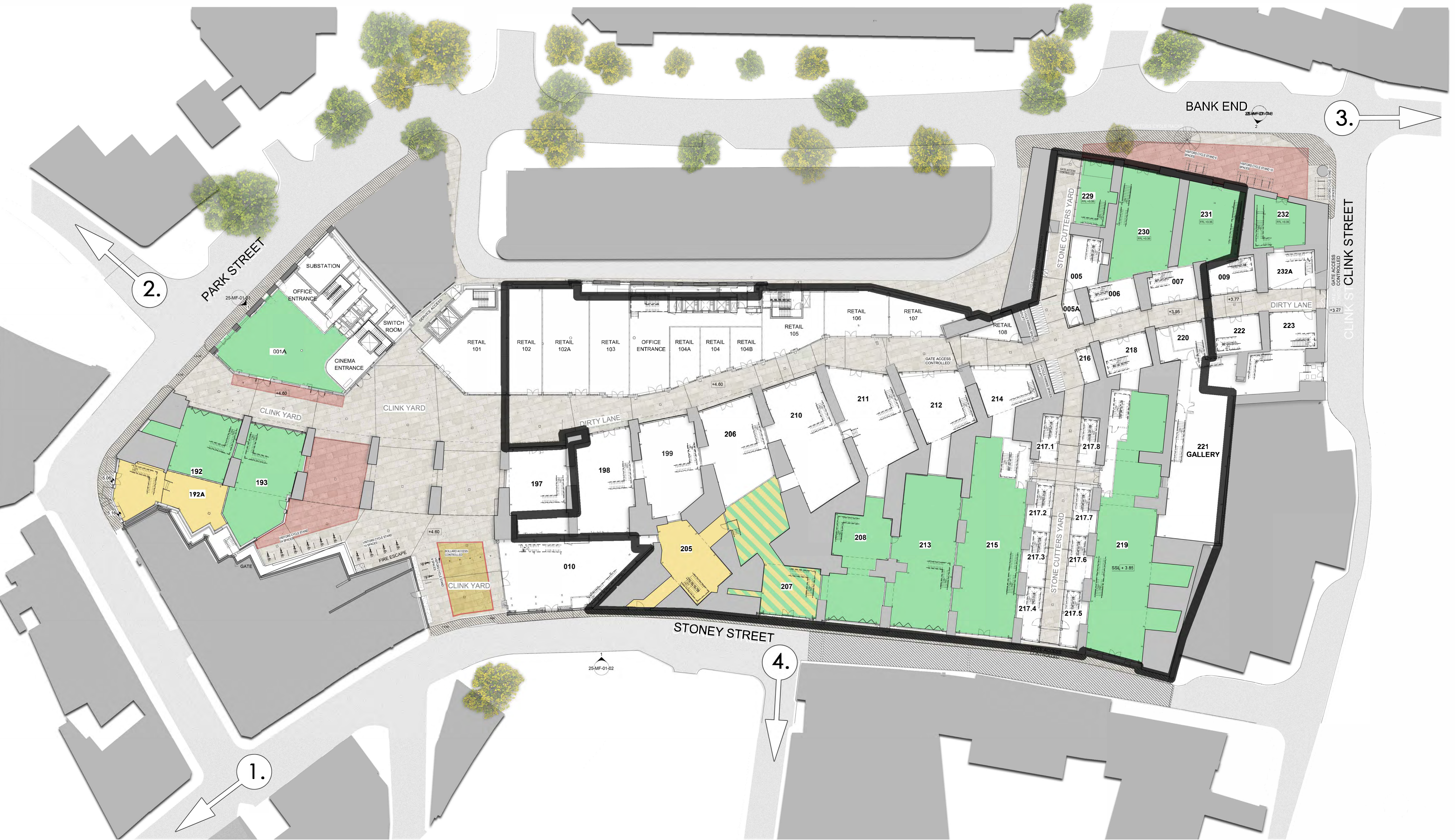
2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

RESTAURANT 3003.5 SQM BAR 1373 SQM VINOPOLIS 6367 SQM

REVISED SITE LAYOUT FOLLOWING CONSULTATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

- RESTAURANT 2993.5 SQM
- BAR 389.5 SQM
- OUTSIDE DINING AND SMOKING AREA
- RESTAURANT WITH BAR LICENCE 211.0 SQM
- OUTSIDE SMOKING AREA
- VINOPOLIS 6367 SQM

02/03/2021

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

Ref No. 1631787

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

Mark Bermondsey (Guernsey) Limited

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)

£	33001
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

Premises trading name

	UNIT 229
--	----------

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

Do you have a Southwark postcode?	Yes
Address Line 1	Unit 229 Borough Yards Development
Address Line 2	1 Bank End
Town	London
Post code	SE1 9BU
Ordnance survey map reference	
Description of the location	As described in Planning Permission 15/AP/3066
Telephone number	02033193700

Applicant Details

Please select whether you are applying for a premises licence as

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

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
--	---

Other Applicants

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

Personal Details - First Entry

Name	Mark Bermondsey (Guernsey) Limited
------	------------------------------------

Address - First Entry

Street number or building name	30
Street Description	Broadwick Street
Town	London
County	
Post code	W1F 8JB
Registered number (where applicable)	BR022032

Description of applicant (for example, partnership, company, unincorporated association etc)	Company
--	---------

Contact Details - First Entry

Telephone number	(020) 33193700
Email address	amdhub@keystonelaw.co.uk

Operating Schedule

When do you want the premises licence to start?

	31/03/2021
--	------------

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)

	Restaurant
--	------------

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)

	b) films
	f) recorded music

Provision of late night refreshment

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

Supply of alcohol

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

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

B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Films (Please read guidance note 7)

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

State any seasonal variations for the exhibition of films (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Recorded Music (Please read guidance note 7)

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

State any seasonal variations for playing recorded music (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment

at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 3)

	Both
--	------

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

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

State any seasonal variations for the provision of late night refreshment (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

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

	Both
--	------

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

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

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

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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	Renee
Surname	Moran

DOB

Date Of Birth	██████████
---------------	------------

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)	TBC
Issuing authority (if known)	TBC

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please read guidance note 9)

	N/A
--	-----

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	00:30
Tues	07:00	00:30
Wed	07:00	00:30
Thur	07:00	00:30
Fri	07:00	00:30
Sat	07:00	00:30
Sun	07:00	00:30

State any seasonal variations (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 6)

	Opening hours shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

M - Steps to promote four licencing objectives

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

	Please see presentation attached
--	----------------------------------

b) the prevention of crime and disorder

	Please see presentation attached
--	----------------------------------

c) public safety

	Please see presentation attached
--	----------------------------------

d) the prevention of public nuisance

	Please see presentation attached
--	----------------------------------

e) the protection of children from harm

	Please see presentation attached
--	----------------------------------

Guidance note 10

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

Please upload a plan of the premises

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

Please upload any additional information i.e. risk assessments

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

Checklist

	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)
--	---

Home Office Declaration

Please tick to indicate agreement

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

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	, ,
PaymentAmountInMinorUnits	██████
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 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Keystone Law Limited
Date (DD/MM/YYYY)	02/03/2021
Capacity	Solicitors on Behalf of Applicant

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)	02/03/2021
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 correspondence	Andrew Wong Keystone Law 48 Chancery Lane London WC2A 1JF
Telephone No.	02033193700
If you prefer us to	amdhub@keystonelaw.co.uk

correspond with you by e-mail, your email address (optional)	
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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.

REVISED UNIT 229**BOROUGH YARD**
RESTAURANT APPLICATION**OPENING HOURS – 08:00 to Midnight****LICENSABLE ACTIVITIES - Hours between 10am to Midnight****LICENSABLE ACTIVITIES – FILMS, RECORDED MUSIC, LATE NIGHT REFRESHMENT,
SALE OF ALCOHOL**

PROPOSED DRAFT CONDITIONS

RESTAURANT CONDITION

1. The supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal save for 12 persons in area hatched black on the Licence Plan.

CCTV

2. A CCTV system shall be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
3. All CCTV footage to be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.

4. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.

TRAINING AND RECORDS

5. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
6. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book and such book shall be available for police inspection.
7. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book.

PREVENTION OF PUBLIC NUISANCE

8. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.
9. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
10. A dedicated telephone number for the Designated Premises Supervisor or the duty manager shall be maintained for use by any person who may wish to make a complaint.
11. The premises shall be adequately mechanically ventilated and comfort cooled to allow doors and windows to remain closed during licensed entertainment.
12. The Premises shall be operated in accordance with the Borough Yards Operational Management Plan. This shall include a Dispersal Policy. A copy of the Operational Management Plan, and all later revisions, shall be provided to the Police, Licensing Authority and Environmental Health Department. A hard-copy of the Operational Management Plan

shall be kept at the Premises and made available for inspection on request of the Police or an Authorised Officer of the Council. Relevant staff shall be trained on the Dispersal Policy and a copy shall be kept on the premises.

OFF-SALES

13. All sales of alcohol for consumption off the premises shall be in sealed containers only save to persons who are seated at tables lawfully placed in the external area shaded pink on the plan, by waiter/waitress service.
14. Patrons shall not be permitted to use the external area (shaded pink on the plan) of the premises after 22:00hrs, apart for access & egress and for smoking in the designated smoking area.
15. There shall be no drinks permitted in the external area, shaded pink on the plan, after 22:00hrs.
16. Clearly legible signage will be prominently displayed at all patron exits, where it can easily be seen and read, requesting to the effect that patrons do not take drinks outside after 22:00.
17. Other than for consumption in the external area shaded pink on the plan, any off-sales of alcohol shall be provided in sealed containers and taken away from the premises.
18. Clear, legible signage shall be prominently displayed where it can be easily seen and read requesting that alcohol sold as off-sales should not be opened and consumed in the vicinity of the premises.
19. All online sales of alcohol are subject to a real time age verification check via an external third party.

20. Drivers (whether employed directly, as self-employed or via third parties) have to undertake training on age restricted policies to ensure that the following checks are conducted at the point of delivery when the person appears to be under the age of 25.
21. All online age verification checks should only be made by a company which is a member of the following organisation: <https://www.avpassociation.com/>

PUBLIC SAFETY

22. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.

PROTECTION OF CHILDREN FROM HARM

23. A documented staff training programme shall be provided to key members of staff at the premises in respect of the:
 - a. Age verification policy
 - b. The licensing objectives and
 - c. Opening times for the venue
 - d. Safeguarding of children and other vulnerable persons

With such records being kept for a minimum of six months (For the avoidance of doubt, the six month period relates to each respective entry in the log book and runs from the date of that particular entry).

24. A challenge 25 scheme shall be maintained, requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. (Valid photographic identification is composed of a driving licence, passport, UK armed

services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.

25. All staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation. A record of such training shall be kept / be accessible at the stall at all times and be made immediately available for inspection at the premises, to council or police officers on request. The training record shall include:
- a. the trainee's name (in block capitals),
 - b. the trainer's name (in block capitals),
 - c. the signature of the trainee,
 - d. the signature of the trainer,
 - e. the date(s) of training, and
 - f. a declaration that the training has been received.
26. Clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
27. A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to council or police officers on request.

PLANS

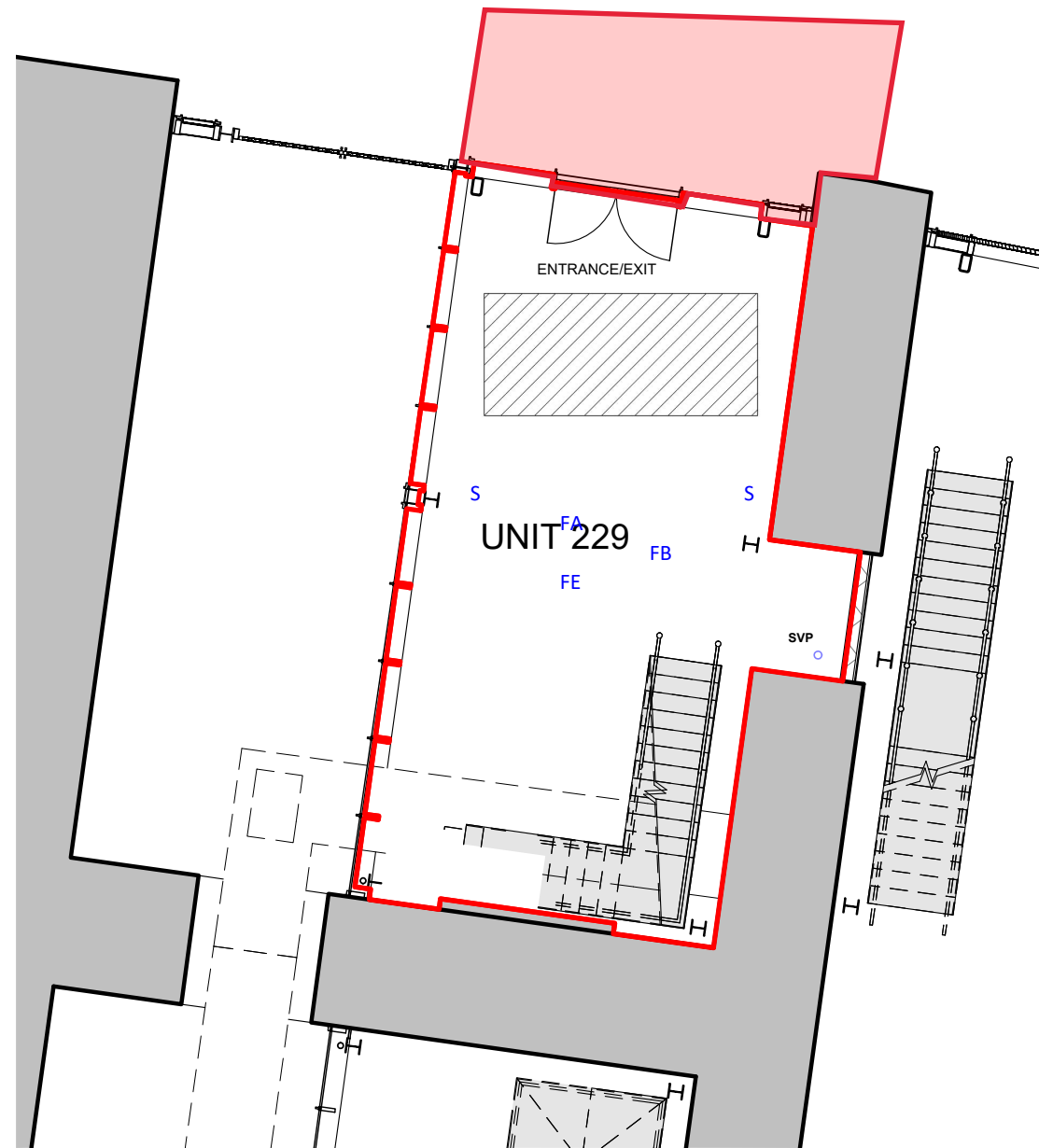
28. Before the premises open to the public, the final internal layout plans will be deposited with the Licensing Authority to ensure they are an accurate reflection of the premises

constructed and a Variation or Minor Variation will be applied for by the Premises Licence Holder to detail same on this Licence.

29. The maximum number of customers to be allowed on the Premises at any one time, shall be 33

PROPOSED UNIT 229

GIA - GROUND FLOOR -	55.7 m ²	599 ft ²
GIA - MEZZANINE -	25.8 m	277 ft ²
TOTAL	81.5 m²	877 ft²



LEGEND

- RED LINE INDICATES DEMISE EXTENT
- EXISTING WALLS
- PROPOSED WALLS
- LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

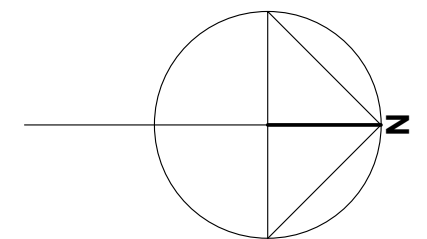
TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

LEGEND

- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher

Shaded Pink Area:- Designated External Area.

Black Hatched Area:- Area for sale of Alcohol, without the requirement for such sales to be ancillary to a meal, for up to a maximum of 20 persons.



SCALE 1:100
0



1 GIA UNIT 229 - Ground Floor Plan
1 : 100

IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.

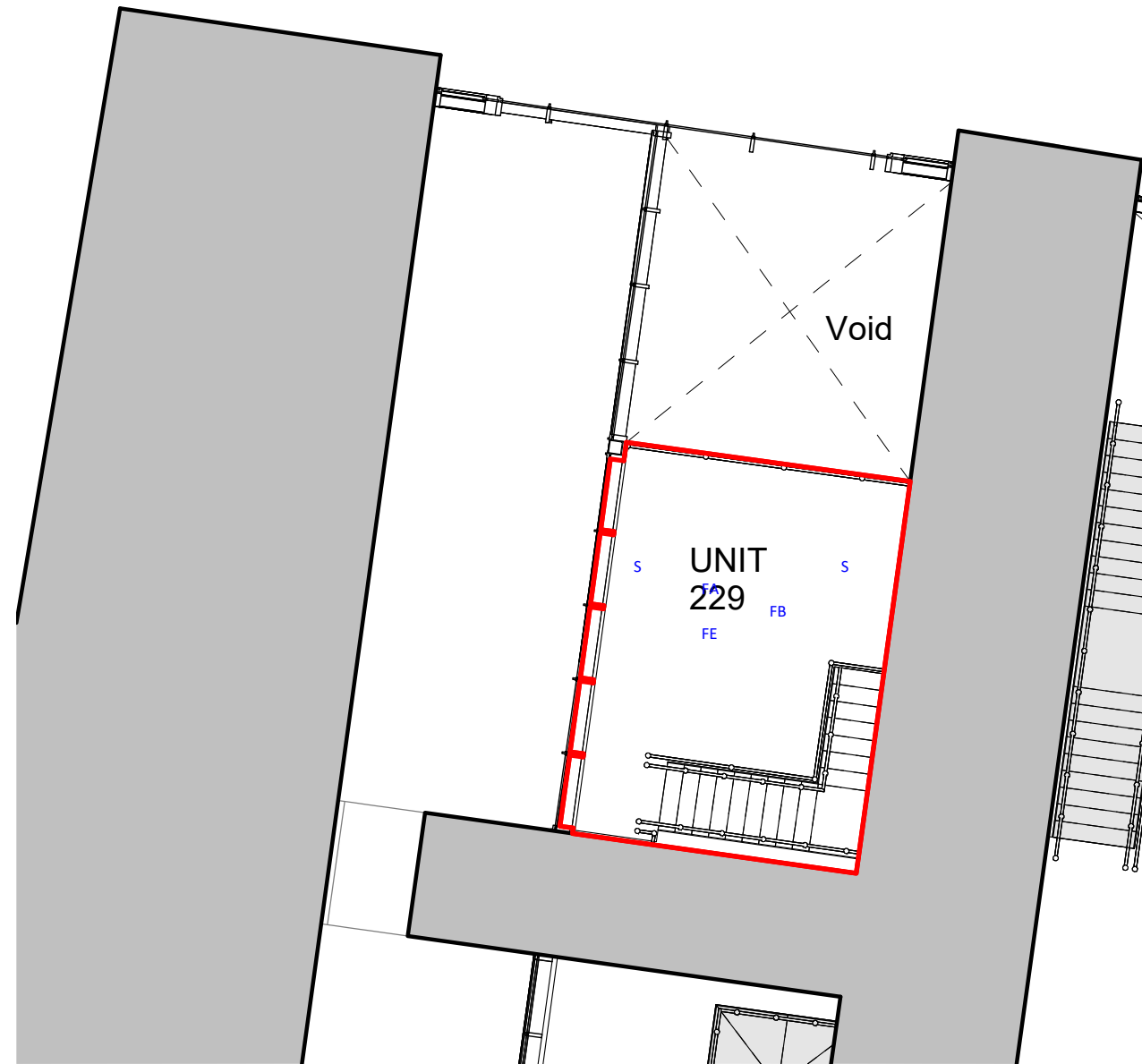
GIA UNIT 229 - Ground Floor Plan

28.05.2019 REV C2 1-100@A3

ISSUED FOR INFORMATION

PROPOSED UNIT 229

GIA - GROUND FLOOR -	55.7 m ²	599 ft ²
GIA - MEZZANINE -	25.8 m ²	277 ft ²
TOTAL	81.5 m²	877 ft²



LEGEND

- RED LINE INDICATES DEMISE EXTENT
- EXISTING WALLS
- PROPOSED WALLS
- LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

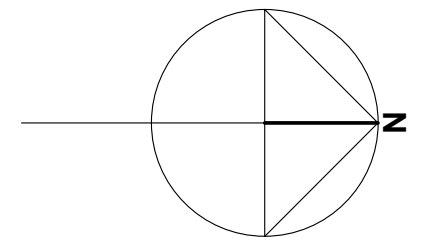
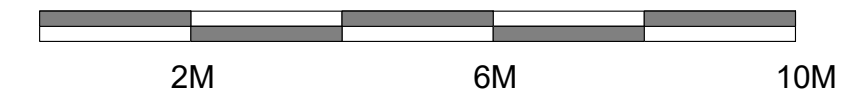
TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

LEGEND

- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher

1 GIA UNIT 229 - Mezzanine Floor Plan
1 : 100

SCALE 1:100
0



GIA UNIT 229 - Mezzanine Floor Plan

28.05.2019 REV C2 1-100@A3

ISSUED FOR INFORMATION

IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.

LOCATION PLAN AS SUBMITTED WITH APPLICATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

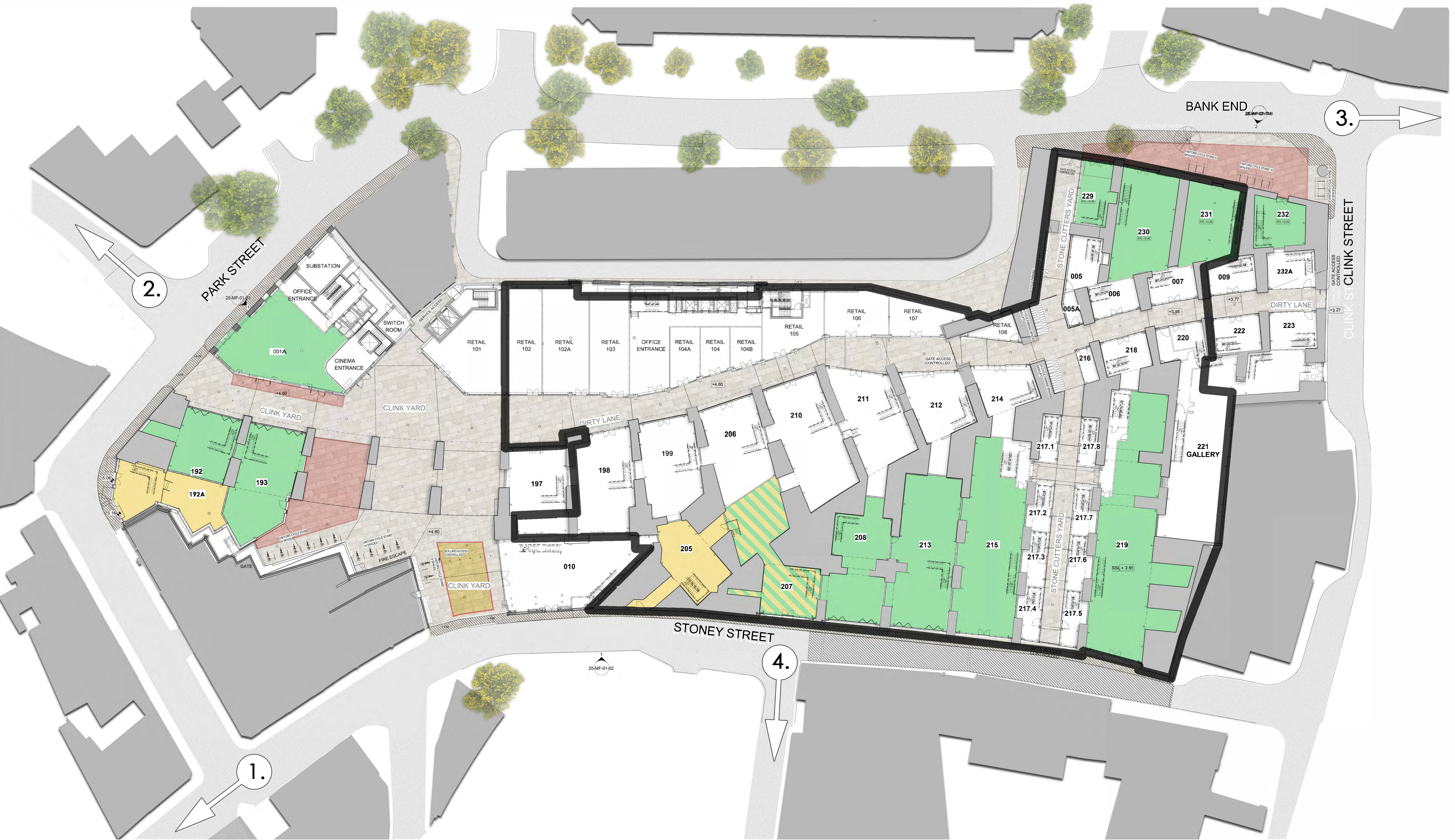
RESTAURANT 3003.5 SQM

BAR 1373 SQM

VINOPOLIS 6367 SQM

Shaded Pink Area: Designated External Area.

REVISED SITE LAYOUT FOLLOWING CONSULTATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

- RESTAURANT 2993.5 SQM
- BAR 389.5 SQM
- OUTSIDE DINING AND SMOKING AREA
- RESTAURANT WITH BAR LICENCE 211.0 SQM
- OUTSIDE SMOKING AREA
- VINOPOLIS 6367 SQM

02/03/2021

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

Ref No. 1631792

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

	Mark Bermondsey (Guernsey) Limited
--	------------------------------------

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)

£	33001
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

Premises trading name

	UNIT 230
--	----------

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

Do you have a Southwark postcode?	Yes
Address Line 1	Unit 230, Borough Yards Development
Address Line 2	1 Bank End
Town	London
Post code	SE1 9BU
Ordnance survey map reference	
Description of the location	As described in Planning Permission 15/AP/3066
Telephone number	02033193700

Applicant Details

Please select whether you are applying for a premises licence as

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

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
--	---

Other Applicants

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

Personal Details - First Entry

Name	Mark Bermondsey (Guernsey) Limited
------	------------------------------------

Address - First Entry

Street number or building name	30
Street Description	Broadwick Street
Town	London
County	
Post code	W1F 8JB
Registered number (where applicable)	BR022032

Description of applicant (for example, partnership, company, unincorporated association etc)	Company
--	---------

Contact Details - First Entry

Telephone number	(020) 33193700
Email address	amdhub@keystonelaw.co.uk

Operating Schedule

When do you want the premises licence to start?

	31/03/2021
--	------------

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)

	Bar
--	-----

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)

	b) films
	f) recorded music

Provision of late night refreshment

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

Supply of alcohol

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

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

B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Films (Please read guidance note 7)

Day	Start	Finish
Mon	10:00	01:00
Tues	10:00	01:00
Wed	10:00	01:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	01:00

State any seasonal variations for the exhibition of films (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Recorded Music (Please read guidance note 7)

Day	Start	Finish
Mon	10:00	01:00
Tues	10:00	01:00
Wed	10:00	01:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	01:00

State any seasonal variations for playing recorded music (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment

at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 3)

	Both
--	------

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

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

State any seasonal variations for the provision of late night refreshment (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

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

	Both
--	------

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

Day	Start	Finish
Mon	10:00	01:00
Tues	10:00	01:00
Wed	10:00	01:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	01:00

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

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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	Renee
Surname	Moran

DOB

Date Of Birth	██████████
---------------	------------

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)	TBC
Issuing authority (if known)	TBC

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please read guidance note 9)

	N/A
--	-----

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	01:30
Tues	07:00	01:30
Wed	07:00	01:30
Thur	07:00	01:30
Fri	07:00	01:30
Sat	07:00	01:30
Sun	07:00	01:30

State any seasonal variations (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 6)

	Opening hours shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

M - Steps to promote four licencing objectives

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

	Please see presentation attached
--	----------------------------------

b) the prevention of crime and disorder

	Please see presentation attached
--	----------------------------------

c) public safety

	Please see presentation attached
--	----------------------------------

d) the prevention of public nuisance

	Please see presentation attached
--	----------------------------------

e) the protection of children from harm

	Please see presentation attached
--	----------------------------------

Guidance note 10

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

Please upload a plan of the premises

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

Please upload any additional information i.e. risk assessments

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

Checklist

	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
--	--

Home Office Declaration

Please tick to indicate agreement

	I am a company or limited liability partnership
--	---

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	, ,
PaymentAmountInMinorUnits	██████
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 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Keystone Law Limited
Date (DD/MM/YYYY)	02/03/2021
Capacity	Solicitors on Behalf of Applicant

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)	02/03/2021
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 correspondence	Andrew Wong Keystone Law 48 Chancery Lane London WC2A 1JF
Telephone No.	02033193700
If you prefer us to	amdhub@keystonelaw.co.uk

correspond with you by e-mail, your email address (optional)	
--	--

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.

REVISED UNIT 230

BOROUGH YARD
RESTAURANT APPLICATION

OPENING HOURS – 08:00 to Midnight

LICENSABLE ACTIVITIES - Hours between 10am to Midnight

**LICENSABLE ACTIVITIES – FILMS, RECORDED MUSIC, LATE NIGHT REFRESHMENT,
SALE OF ALCOHOL**

PROPOSED DRAFT CONDITIONS

RESTAURANT CONDITION

1. The supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal save for 20 persons in area hatched black on the Licence Plan.

CCTV

2. A CCTV system shall be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
3. All CCTV footage to be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.

4. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.

TRAINING AND RECORDS

5. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
6. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book and such book shall be available for police inspection.
7. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book.

PREVENTION OF PUBLIC NUISANCE

8. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.
9. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
10. A dedicated telephone number for the Designated Premises Supervisor or the duty manager shall be maintained for use by any person who may wish to make a complaint.
11. The premises shall be adequately mechanically ventilated and comfort cooled to allow doors and windows to remain closed during licensed entertainment.
12. The Premises shall be operated in accordance with the Borough Yards Operational Management Plan. This shall include a Dispersal Policy. A copy of the Operational Management Plan, and all later revisions, shall be provided to the Police, Licensing Authority and Environmental Health Department. A hard-copy of the Operational Management Plan

shall be kept at the Premises and made available for inspection on request of the Police or an Authorised Officer of the Council. Relevant staff shall be trained on the Dispersal Policy and a copy shall be kept on the premises.

OFF-SALES

13. All sales of alcohol for consumption off the premises shall be in sealed containers only save to persons who are seated at tables lawfully placed in the external area shaded pink on the plan, by waiter/waitress service.
14. Patrons shall not be permitted to use the external area (shaded pink on the plan) of the premises after 22:00hrs, apart for access & egress and for smoking in the designated smoking area.
15. There shall be no drinks permitted in the external area, shaded pink on the plan, after 22:00hrs.
16. Clearly legible signage will be prominently displayed at all patron exits, where it can easily be seen and read, requesting to the effect that patrons do not take drinks outside after 22:00.
17. Other than for consumption in the external area shaded pink on the plan, any off-sales of alcohol shall be provided in sealed containers and taken away from the premises.
18. Clear, legible signage shall be prominently displayed where it can be easily seen and read requesting that alcohol sold as off-sales should not be opened and consumed in the vicinity of the premises.
19. All online sales of alcohol are subject to a real time age verification check via an external third party.

20. Drivers (whether employed directly, as self-employed or via third parties) have to undertake training on age restricted policies to ensure that the following checks are conducted at the point of delivery when the person appears to be under the age of 25.
21. All online age verification checks should only be made by a company which is a member of the following organisation: <https://www.avpassociation.com/>

PUBLIC SAFETY

22. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.

PROTECTION OF CHILDREN FROM HARM

23. A documented staff training programme shall be provided to key members of staff at the premises in respect of the:
 - a. Age verification policy
 - b. The licensing objectives and
 - c. Opening times for the venue
 - d. Safeguarding of children and other vulnerable persons

With such records being kept for a minimum of six months (For the avoidance of doubt, the six month period relates to each respective entry in the log book and runs from the date of that particular entry).

24. A challenge 25 scheme shall be maintained, requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. (Valid photographic identification is composed of a driving licence, passport, UK armed

services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.

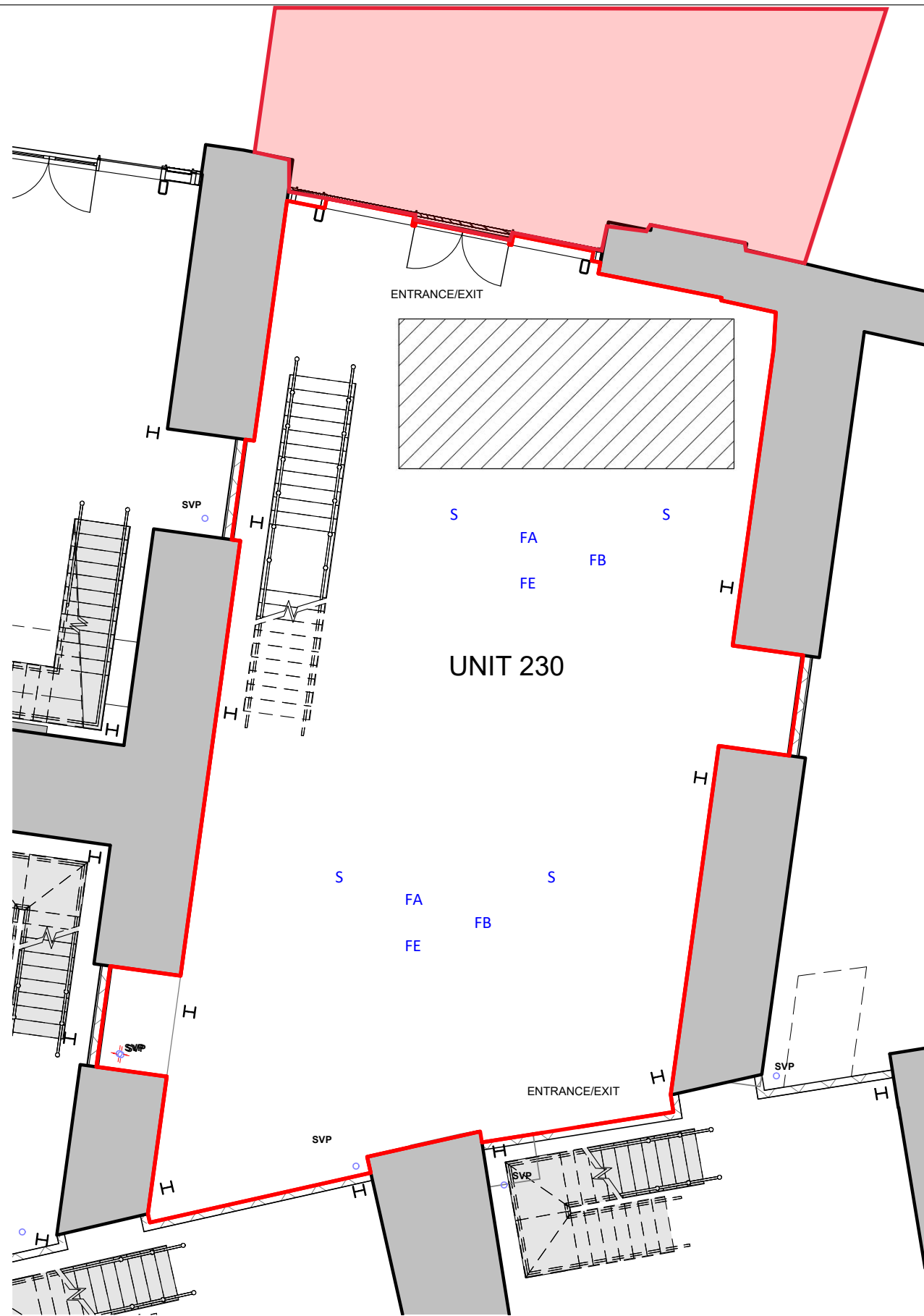
25. All staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation. A record of such training shall be kept / be accessible at the stall at all times and be made immediately available for inspection at the premises, to council or police officers on request. The training record shall include:
- a. the trainee's name (in block capitals),
 - b. the trainer's name (in block capitals),
 - c. the signature of the trainee,
 - d. the signature of the trainer,
 - e. the date(s) of training, and
 - f. a declaration that the training has been received.
26. Clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
27. A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to council or police officers on request.

PLANS

28. Before the premises open to the public, the final internal layout plans will be deposited with the Licensing Authority to ensure they are an accurate reflection of the premises

constructed and a Variation or Minor Variation will be applied for by the Premises Licence Holder to detail same on this Licence.

29. The maximum number of customers to be allowed on the Premises at any one time, shall be 132



PROPOSED UNIT 230

GIA - GROUND FLOOR -	159.4 m ²	1715 ft ²
GIA - MEZZANINE -	90.7 m ²	976 ft ²
TOTAL	250.1 m²	2692 ft²

LEGEND

- RED LINE INDICATES DEMISE EXTENT
- EXISTING WALLS
- PROPOSED WALLS
- LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

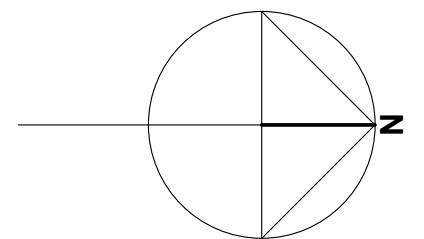
TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

LEGEND

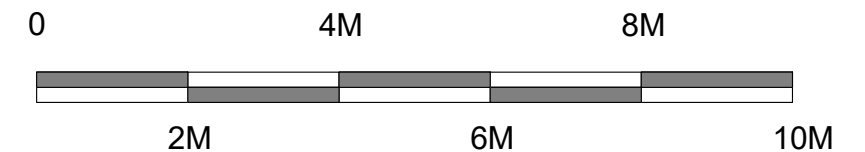
- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher

IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.

Shaded Pink Area:- Designated External Area.



SCALE 1:100



1 GIA UNIT 230 - Ground Floor Plan
1 : 100



Black Hatched Area:- Area for sale of Alcohol, without the requirement for such sales to be ancillary to a meal, for up to a maximum of 20 persons.

IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

GIA UNIT 230 - Ground Floor Plan

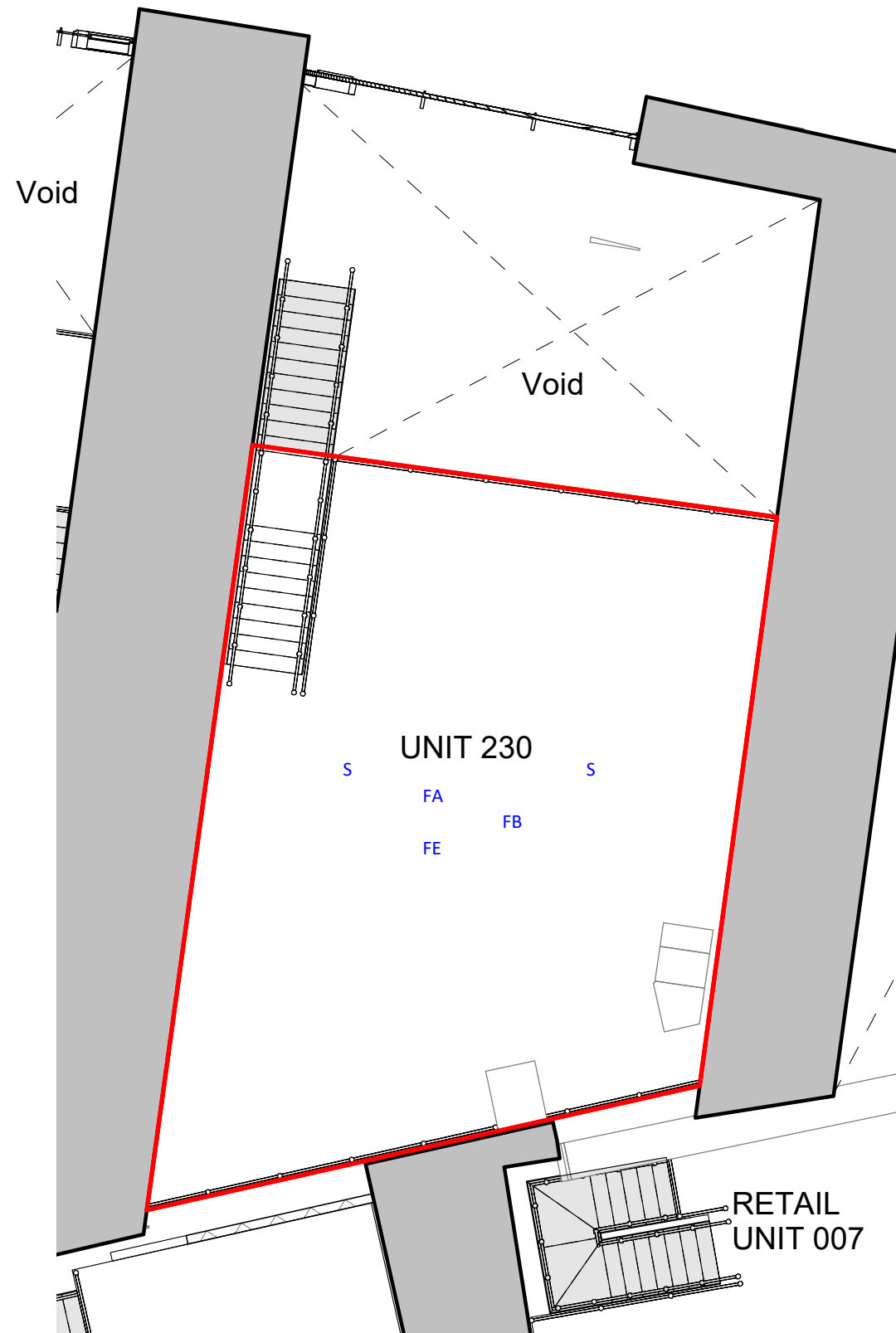
28.05.2019 REV C2 1-100@A3

ISSUED FOR INFORMATION

IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

PROPOSED UNIT 230

GIA - GROUND FLOOR -	159.4 m ²	1715 ft ²
GIA - MEZZANINE -	90.7 m ²	976 ft ²
TOTAL	250.1 m²	2692 ft²



LEGEND

- RED LINE INDICATES DEMISE EXTENT
- EXISTING WALLS
- PROPOSED WALLS
- LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

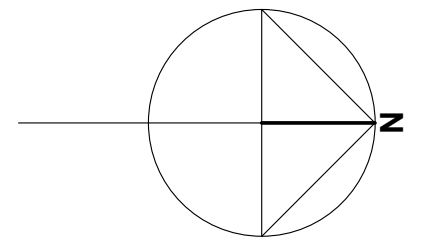
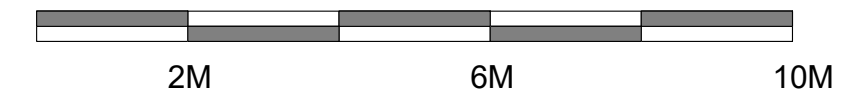
TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

LEGEND

- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher

IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.

SCALE 1:100
0



GIA UNIT 230 - Mezzanine Floor Plan

28.05.2019 REV C2 1-100@A3

ISSUED FOR INFORMATION

LOCATION PLAN AS SUBMITTED WITH APPLICATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

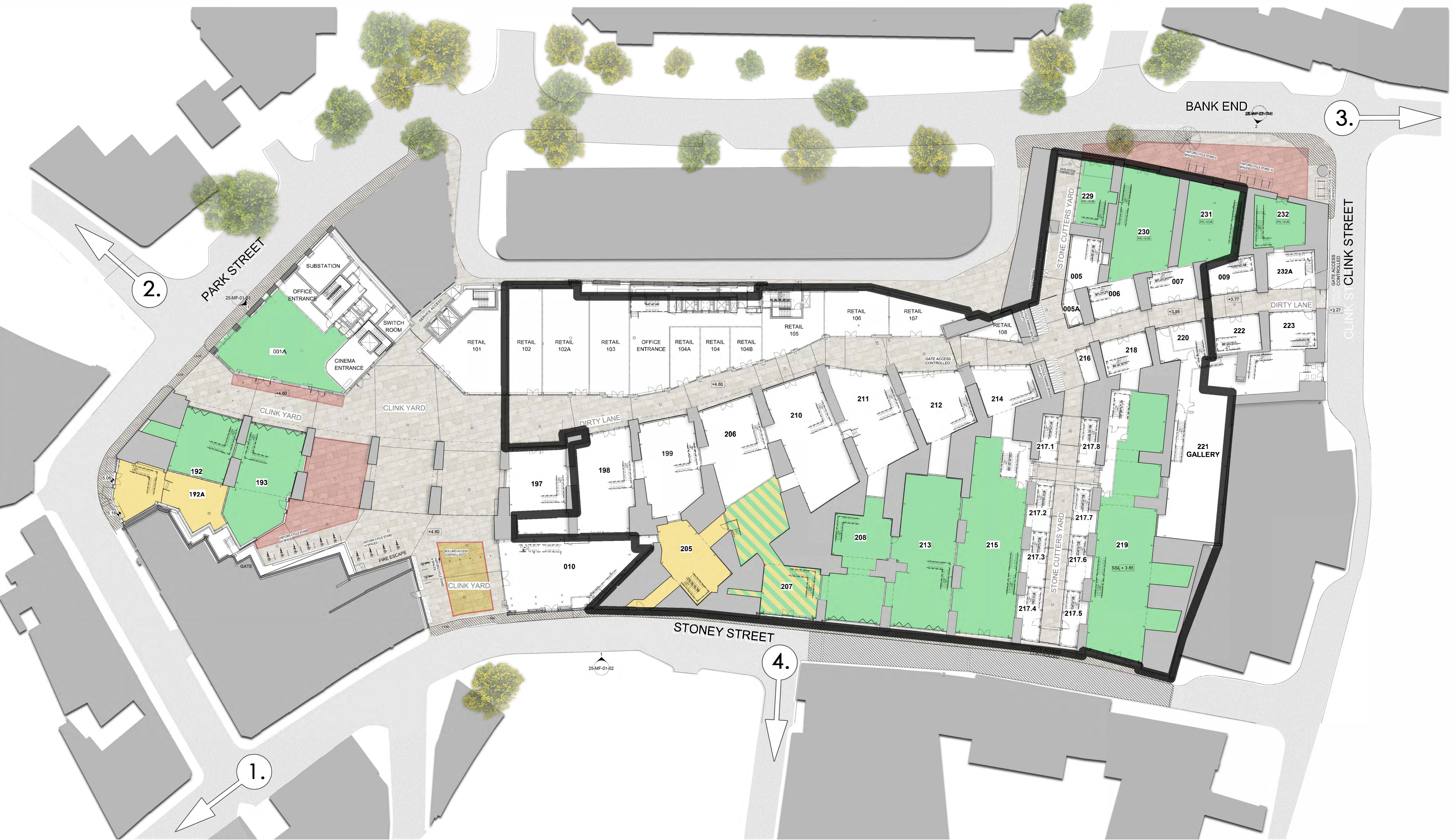
3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

RESTAURANT 3003.5 SQM BAR 1373 SQM VINOPOLIS 6367 SQM

Shaded Pink Area: Designated External Area

REVISED SITE LAYOUT FOLLOWING CONSULTATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

- RESTAURANT 2993.5 SQM
- BAR 389.5 SQM
- OUTSIDE DINING AND SMOKING AREA
- RESTAURANT WITH BAR LICENCE 211.0 SQM
- OUTSIDE SMOKING AREA
- VINOPOLIS 6367 SQM

02/03/2021

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

Ref No. 1631804

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

	Mark Bermondsey (Guernsey) Limited
--	------------------------------------

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)

£	33001
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

Premises trading name

	UNIT 231
--	----------

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

Do you have a Southwark postcode?	Yes
Address Line 1	Unit 231, Borough Yards Development
Address Line 2	1 Bank End
Town	London
Post code	SE1 9BU
Ordnance survey map reference	
Description of the location	As described in Planning Permission 15/AP/3066
Telephone number	02033193700

Applicant Details

Please select whether you are applying for a premises licence as

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

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
--	---

Other Applicants

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

Personal Details - First Entry

Name	Mark Bermondsey (Guernsey) Limited
------	------------------------------------

Address - First Entry

Street number or building name	30
Street Description	Broadwick Street
Town	London
County	
Post code	W1F 8JB
Registered number (where applicable)	BR022032

Description of applicant (for example, partnership, company, unincorporated association etc)	Company
--	---------

Contact Details - First Entry

Telephone number	(020) 33193700
Email address	amdhub@keystonelaw.co.uk

Operating Schedule

When do you want the premises licence to start?

	31/03/2021
--	------------

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)

	Restaurant
--	------------

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)

	b) films
	f) recorded music

Provision of late night refreshment

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

Supply of alcohol

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

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

B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Films (Please read guidance note 7)

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

State any seasonal variations for the exhibition of films (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Recorded Music (Please read guidance note 7)

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

State any seasonal variations for playing recorded music (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment

at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 3)

	Both
--	------

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

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

State any seasonal variations for the provision of late night refreshment (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

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

	Both
--	------

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

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

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

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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	Renee
Surname	Moran

DOB

Date Of Birth	██████████
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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)	TBC
Issuing authority (if known)	TBC

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please read guidance note 9)

	N/A
--	-----

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	00:30
Tues	07:00	00:30
Wed	07:00	00:30
Thur	07:00	00:30
Fri	07:00	00:30
Sat	07:00	00:30
Sun	07:00	00:30

State any seasonal variations (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 6)

	Opening hours shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

M - Steps to promote four licencing objectives

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

	Please see presentation attached
--	----------------------------------

b) the prevention of crime and disorder

	Please see presentation attached
--	----------------------------------

c) public safety

	Please see presentation attached
--	----------------------------------

d) the prevention of public nuisance

	Please see presentation attached
--	----------------------------------

e) the protection of children from harm

	Please see presentation attached
--	----------------------------------

Guidance note 10

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

Please upload a plan of the premises

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

Please upload any additional information i.e. risk assessments

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

Checklist

	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
--	--

Home Office Declaration

Please tick to indicate agreement

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

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	, ,
PaymentAmountInMinorUnits	██████
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 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Keystone Law Limited
Date (DD/MM/YYYY)	02/03/2021
Capacity	Solicitors on Behalf of Applicant

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)	02/03/2021
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 correspondence	Andrew Wong Keystone Law 48 Chancery Lane London WC2A 1JF
Telephone No.	02033193700
If you prefer us to	amdhub@keystonelaw.co.uk

correspond with you by e-mail, your email address (optional)	
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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.

REVISED UNIT 231**BOROUGH YARD**
RESTAURANT APPLICATION**OPENING HOURS – 08:00 to Midnight****LICENSABLE ACTIVITIES - Hours between 10am to Midnight****LICENSABLE ACTIVITIES – FILMS, RECORDED MUSIC, LATE NIGHT REFRESHMENT,
SALE OF ALCOHOL**

PROPOSED DRAFT CONDITIONS

RESTAURANT CONDITION

1. The supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal save for 20 persons in area hatched black on the Licence Plan.

CCTV

2. A CCTV system shall be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
3. All CCTV footage to be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.

4. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.

TRAINING AND RECORDS

5. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
6. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book and such book shall be available for police inspection.
7. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book.

PREVENTION OF PUBLIC NUISANCE

8. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.
9. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
10. A dedicated telephone number for the Designated Premises Supervisor or the duty manager shall be maintained for use by any person who may wish to make a complaint.
11. The premises shall be adequately mechanically ventilated and comfort cooled to allow doors and windows to remain closed during licensed entertainment.
12. The Premises shall be operated in accordance with the Borough Yards Operational Management Plan. This shall include a Dispersal Policy. A copy of the Operational Management Plan, and all later revisions, shall be provided to the Police, Licensing Authority and Environmental Health Department. A hard-copy of the Operational Management Plan shall be kept at the Premises and made available for inspection on request of the Police or

an Authorised Officer of the Council. Relevant staff shall be trained on the Dispersal Policy and a copy shall be kept on the premises.

OFF-SALES

13. All sales of alcohol for consumption off the premises shall be in sealed containers only save to persons who are seated at tables lawfully placed in the external area shaded pink on the plan, by waiter/waitress service.
14. Patrons shall not be permitted to use the external area (shaded pink on the plan) of the premises after 22:00hrs, apart for access & egress and for smoking in the designated smoking area.
15. There shall be no drinks permitted in the external area, shaded pink on the plan, after 22:00hrs.
16. Clearly legible signage will be prominently displayed at all patron exits, where it can easily be seen and read, requesting to the effect that patrons do not take drinks outside after 22:00.
17. Other than for consumption in the external area shaded pink on the plan, any off-sales of alcohol shall be provided in sealed containers and taken away from the premises.
18. Clear, legible signage shall be prominently displayed where it can be easily seen and read requesting that alcohol sold as off-sales should not be opened and consumed in the vicinity of the premises.
19. All online sales of alcohol are subject to a real time age verification check via an external third party.

20. Drivers (whether employed directly, as self-employed or via third parties) have to undertake training on age restricted policies to ensure that the following checks are conducted at the point of delivery when the person appears to be under the age of 25.
21. All online age verification checks should only be made by a company which is a member of the following organisation: <https://www.avpassociation.com/>

PUBLIC SAFETY

22. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.

PROTECTION OF CHILDREN FROM HARM

23. A documented staff training programme shall be provided to key members of staff at the premises in respect of the:
 - a. Age verification policy
 - b. The licensing objectives and
 - c. Opening times for the venue
 - d. Safeguarding of children and other vulnerable persons

With such records being kept for a minimum of six months (For the avoidance of doubt, the six month period relates to each respective entry in the log book and runs from the date of that particular entry).

24. A challenge 25 scheme shall be maintained, requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. (Valid photographic identification is composed of a driving licence, passport, UK armed

services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.

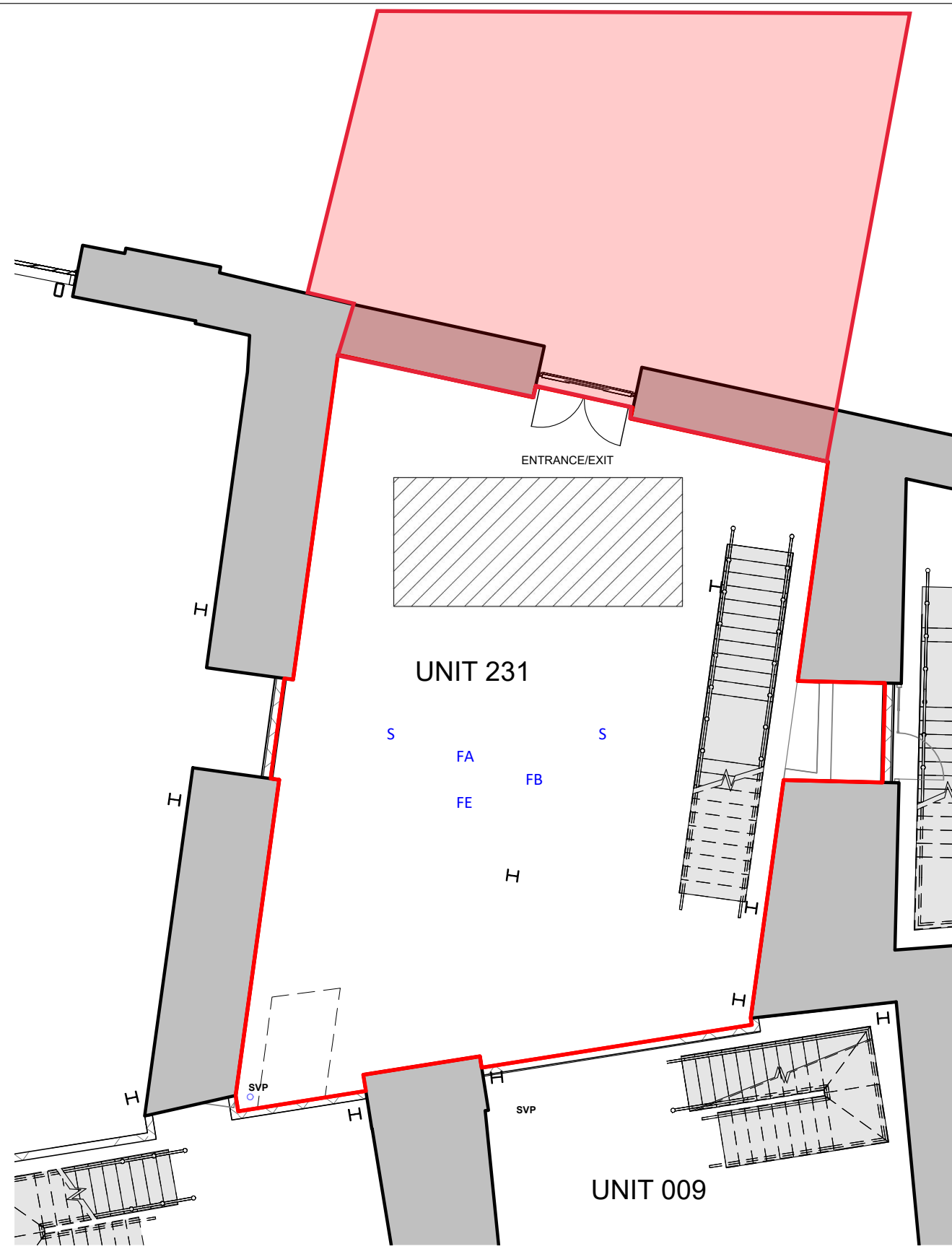
25. All staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation. A record of such training shall be kept / be accessible at the stall at all times and be made immediately available for inspection at the premises, to council or police officers on request. The training record shall include:
- a. the trainee's name (in block capitals),
 - b. the trainer's name (in block capitals),
 - c. the signature of the trainee,
 - d. the signature of the trainer,
 - e. the date(s) of training, and
 - f. a declaration that the training has been received.
26. Clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
27. A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to council or police officers on request.

PLANS

28. Before the premises open to the public, the final internal layout plans will be deposited with the Licensing Authority to ensure they are an accurate reflection of the premises

constructed and a Variation or Minor Variation will be applied for by the Premises Licence Holder to detail same on this Licence.

29. The maximum number of customers to be allowed on the Premises at any one time, shall be 99



PROPOSED UNIT 231

GIA - GROUND FLOOR -	115.0 m ²	1237 ft ²
GIA - MEZZANINE -	41.8 m ²	449 ft ²
TOTAL	156.8 m²	1687 ft²

LEGEND

- RED LINE INDICATES DEMISE EXTENT
- EXISTING WALLS
- PROPOSED WALLS
- LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

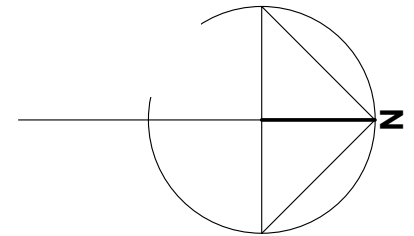
TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

LEGEND

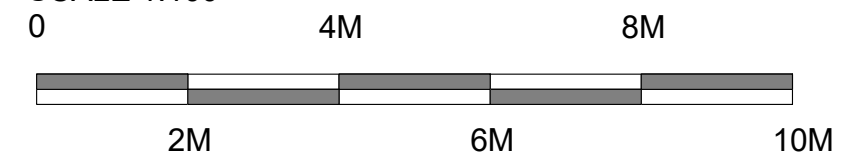
- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher

IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.

Black Hatched Area:- Area for sale of Alcohol, without the requirement for such sales to be ancillary to a meal, for up to a maximum of 20 persons.



SCALE 1:100



1 GIA UNIT 231 - Ground Floor Plan
1 : 100

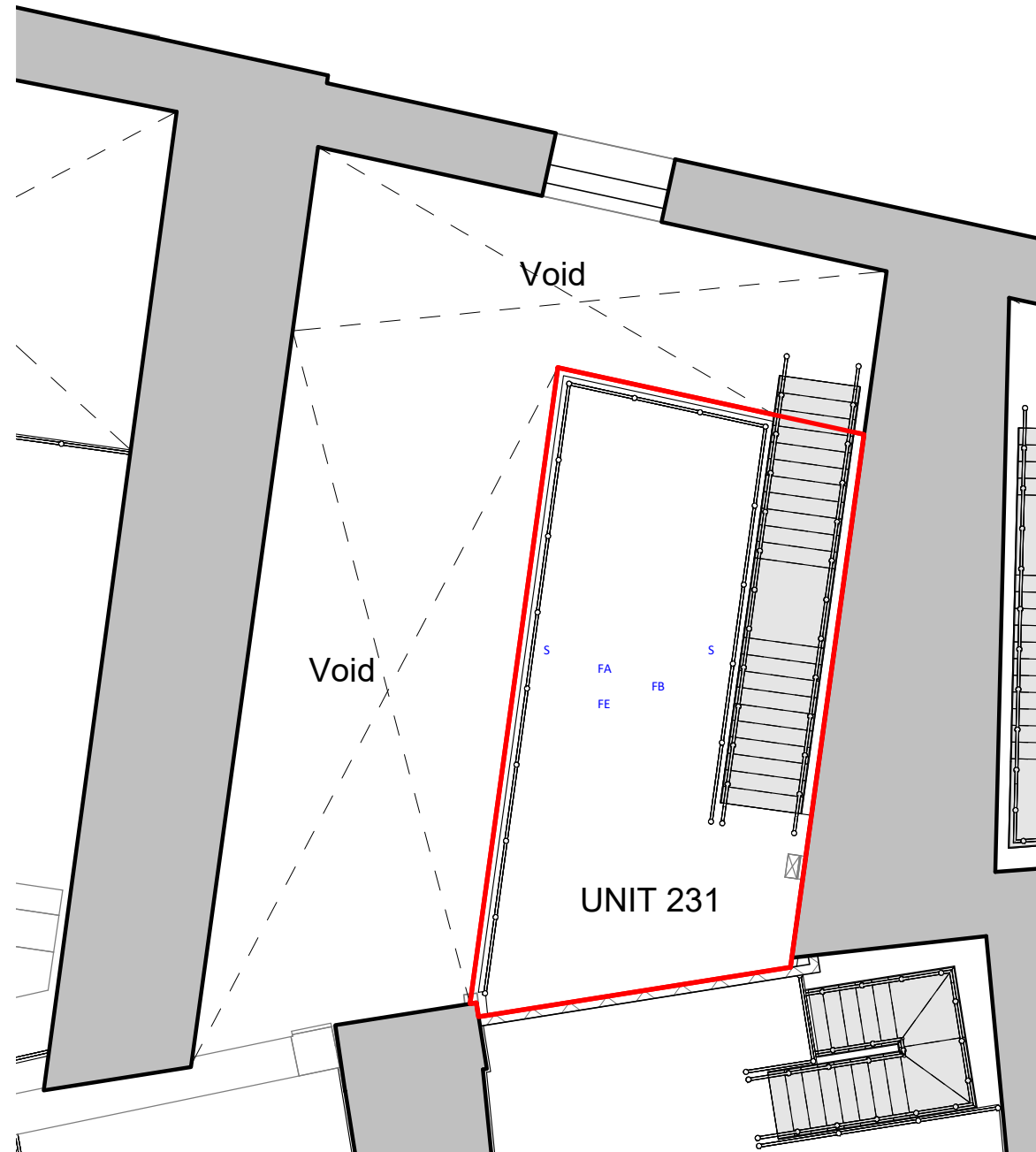
Shaded Pink Area:- Designated External Area.

IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

GIA UNIT 231 - Ground Floor Plan		
28.05.2019	REV C2	1-100@A3
ISSUED FOR INFORMATION		

PROPOSED UNIT 231

GIA - GROUND FLOOR -	115.0 m ²	1237 ft ²
GIA - MEZZANINE	41.8 m ²	449 ft ²
TOTAL	156.8 m²	1687 ft²



LEGEND

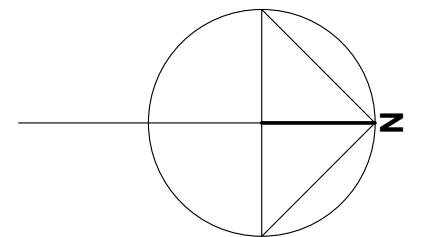
- RED LINE INDICATES DEMISE EXTENT
- EXISTING WALLS
- PROPOSED WALLS
- LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

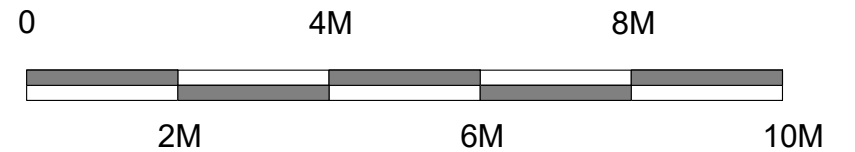
LEGEND

- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher

IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.



SCALE 1:100
0



1 GIA UNIT 231 - Mezzanine Floor Plan
1 : 100

IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

GIA UNIT 231 - Mezzanine Floor Plan

28.05.2019 REV C2 1-100@A3

ISSUED FOR INFORMATION

LOCATION PLAN AS SUBMITTED WITH APPLICATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

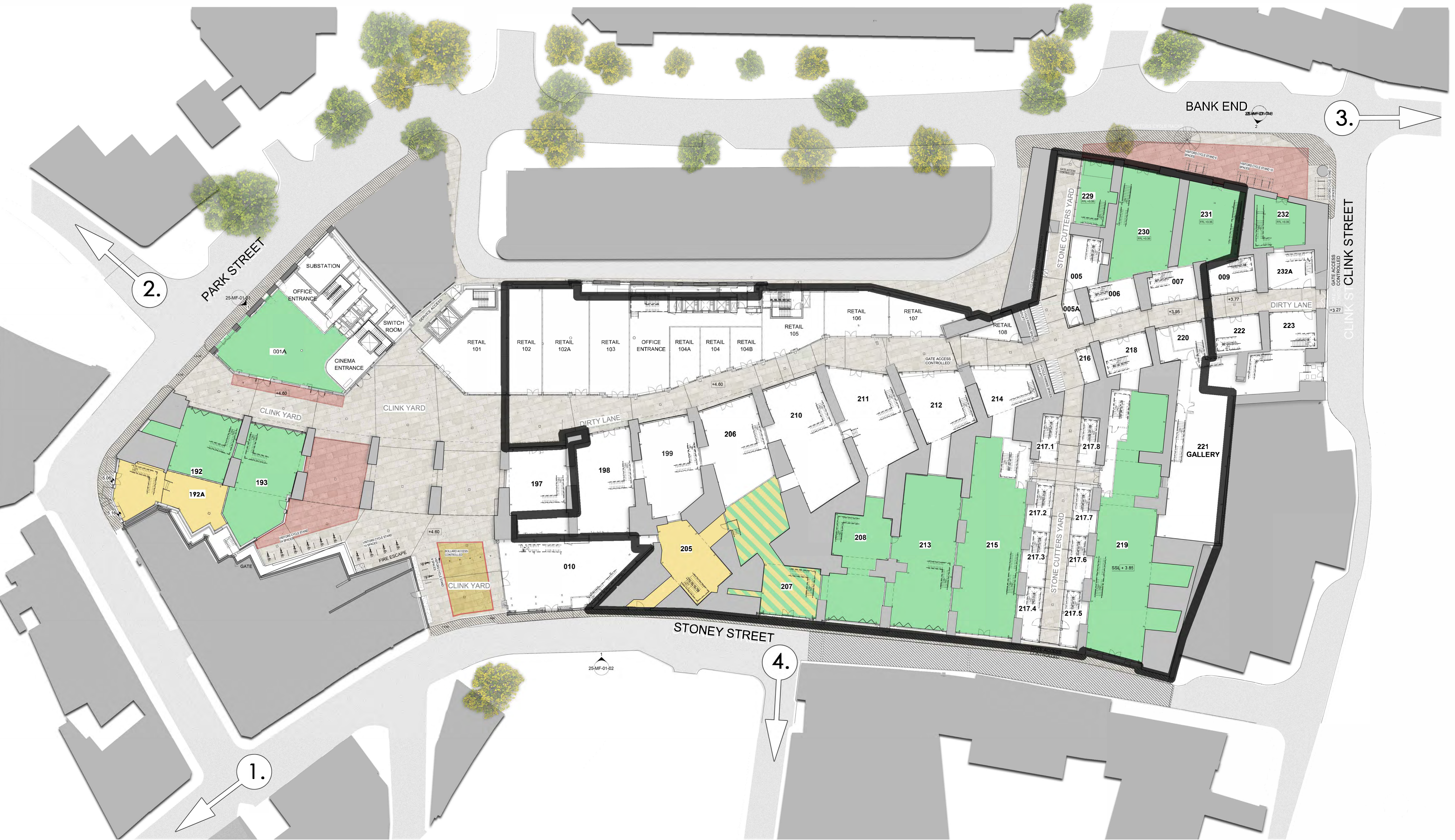
4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

RESTAURANT 3003.5 SQM BAR 1373 SQM

Shaded Pink Area: Designated External Area.

VINOPOLIS 6367 SQM

REVISED SITE LAYOUT FOLLOWING CONSULTATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

- RESTAURANT 2993.5 SQM
- RESTAURANT WITH BAR LICENCE 211.0 SQM
- BAR 389.5 SQM
- OUTSIDE DINING AND SMOKING AREA
- OUTSIDE SMOKING AREA
- VINO POLIS 6367 SQM

12/05/2021

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

Ref No. 1673768

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

	Mark Bermondsey (Guernsey) Limited
--	------------------------------------

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)

£	33001
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

Premises trading name

	UNIT 232
--	----------

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

Do you have a Southwark postcode?	Yes
Address Line 1	Unit 232, Borough Yards Development
Address Line 2	1 Bank End
Town	London
Post code	SE1 9BU
Ordnance survey map reference	
Description of the location	As described in Planning Permission 15/AP/3066
Telephone number	02033193700

Applicant Details

Please select whether you are applying for a premises licence as

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

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
--	---

Other Applicants

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

Personal Details - First Entry

Name	Mark Bermondsey (Guernsey) Limited
------	------------------------------------

Address - First Entry

Street number or building name	30
Street Description	Broadwick Street
Town	London
County	
Post code	W1F 8JB
Registered number (where applicable)	BR022032

Description of applicant (for example, partnership, company, unincorporated association etc)	Company
--	---------

Contact Details - First Entry

Telephone number	
Email address	amdhub@keystonelaw.co.uk

Operating Schedule

When do you want the premises licence to start?

	10/06/2021
--	------------

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)

	Restaurant
--	------------

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)

	b) films
	f) recorded music

Provision of late night refreshment

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

Supply of alcohol

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

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

B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Films (Please read guidance note 7)

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

State any seasonal variations for the exhibition of films (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Recorded Music (Please read guidance note 7)

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

State any seasonal variations for playing recorded music (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment

at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 3)

	Both
--	------

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

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

State any seasonal variations for the provision of late night refreshment (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

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

	Both
--	------

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

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

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

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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	Renee
Surname	Moran

DOB

Date Of Birth	10/11/1976
---------------	------------

Address of proposed designated premises supervisor

Street number or Building name	Melayn
Street Description	Nightingale Ave
Town	West Horsley
County	Surrey
Post code	KT24 6PA

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

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

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please read guidance note 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	00:30
Tues	07:00	00:30
Wed	07:00	00:30
Thur	07:00	00:30
Fri	07:00	00:30
Sat	07:00	00:30
Sun	07:00	00:30

State any seasonal variations (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 6)

	Opening hours shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

M - Steps to promote four licencing objectives

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

	Please see conditions attached
--	--------------------------------

b) the prevention of crime and disorder

	Please see conditions attached
--	--------------------------------

c) public safety

	Please see conditions attached
--	--------------------------------

d) the prevention of public nuisance

	Please see conditions attached
--	--------------------------------

e) the protection of children from harm

	Please see conditions attached
--	--------------------------------

Guidance note 10

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

Please upload a plan of the premises

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

Please upload any additional information i.e. risk assessments

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

Checklist

	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
--	--

Home Office Declaration

Please tick to indicate agreement

	I am a company or limited liability partnership
--	---

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	, ,
PaymentAmountInMinorUnits	██████
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 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Keystone Law Limited
Date (DD/MM/YYYY)	12/05/2021
Capacity	Solicitors on Behalf of Applicant

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)	12/05/2021
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 correspondence	Andrew Wong Keystone Law 48 Chancery Lane London WC2A 1JF
Telephone No.	
If you prefer us to	amdhub@keystonelaw.co.uk

correspond with you by e-mail, your email address (optional)	
--	--

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.

REVISED UNIT 232**BOROUGH YARD**
RESTAURANT APPLICATION**OPENING HOURS – 08:00 to Midnight****LICENSABLE ACTIVITIES - Hours between 10am to Midnight****LICENSABLE ACTIVITIES – FILMS, RECORDED MUSIC, LATE NIGHT REFRESHMENT,
SALE OF ALCOHOL**

PROPOSED DRAFT CONDITIONS

RESTAURANT CONDITION

1. The supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal save for 20 persons in area hatched black on the Licence Plan.

CCTV

2. A CCTV system shall be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
3. All CCTV footage to be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.

4. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.

TRAINING AND RECORDS

5. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
6. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book and such book shall be available for police inspection.
7. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book.

PREVENTION OF PUBLIC NUISANCE

8. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.
9. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
10. A dedicated telephone number for the Designated Premises Supervisor or the duty manager shall be maintained for use by any person who may wish to make a complaint.
11. The premises shall be adequately mechanically ventilated and comfort cooled to allow doors and windows to remain closed during licensed entertainment.
12. The Premises shall be operated in accordance with the Borough Yards Operational Management Plan. This shall include a Dispersal Policy. A copy of the Operational Management Plan, and all later revisions, shall be provided to the Police, Licensing Authority and Environmental Health Department. A hard-copy of the Operational Management Plan

shall be kept at the Premises and made available for inspection on request of the Police or an Authorised Officer of the Council. Relevant staff shall be trained on the Dispersal Policy and a copy shall be kept on the premises.

OFF-SALES

13. All sales of alcohol for consumption off the premises shall be in sealed containers only save to persons who are seated at tables lawfully placed in the external area shaded pink on the plan, by waiter/waitress service.
14. Patrons shall not be permitted to use the external area (shaded pink on the plan) of the premises after 22:00hrs, apart for access & egress and for smoking in the designated smoking area.
15. There shall be no drinks permitted in the external area, shaded pink on the plan, after 22:00hrs.
16. Clearly legible signage will be prominently displayed at all patron exits, where it can easily be seen and read, requesting to the effect that patrons do not take drinks outside after 22:00.
17. Other than for consumption in the external area shaded pink on the plan, any off-sales of alcohol shall be provided in sealed containers and taken away from the premises.
18. Clear, legible signage shall be prominently displayed where it can be easily seen and read requesting that alcohol sold as off-sales should not be opened and consumed in the vicinity of the premises.
19. All online sales of alcohol are subject to a real time age verification check via an external third party.

20. Drivers (whether employed directly, as self-employed or via third parties) have to undertake training on age restricted policies to ensure that the following checks are conducted at the point of delivery when the person appears to be under the age of 25.
21. All online age verification checks should only be made by a company which is a member of the following organisation: <https://www.avpassociation.com/>

PUBLIC SAFETY

22. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.

PROTECTION OF CHILDREN FROM HARM

23. A documented staff training programme shall be provided to key members of staff at the premises in respect of the:
 - a. Age verification policy
 - b. The licensing objectives and
 - c. Opening times for the venue
 - d. Safeguarding of children and other vulnerable persons

With such records being kept for a minimum of six months (For the avoidance of doubt, the six month period relates to each respective entry in the log book and runs from the date of that particular entry).

24. A challenge 25 scheme shall be maintained, requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. (Valid photographic identification is composed of a driving licence, passport, UK armed

services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.

25. All staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation. A record of such training shall be kept / be accessible at the stall at all times and be made immediately available for inspection at the premises, to council or police officers on request. The training record shall include:
- a. the trainee's name (in block capitals),
 - b. the trainer's name (in block capitals),
 - c. the signature of the trainee,
 - d. the signature of the trainer,
 - e. the date(s) of training, and
 - f. a declaration that the training has been received.
26. Clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
27. A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to council or police officers on request.

PLANS

28. Before the premises open to the public, the final internal layout plans will be deposited with the Licensing Authority to ensure they are an accurate reflection of the premises

constructed and a Variation or Minor Variation will be applied for by the Premises Licence Holder to detail same on this Licence.

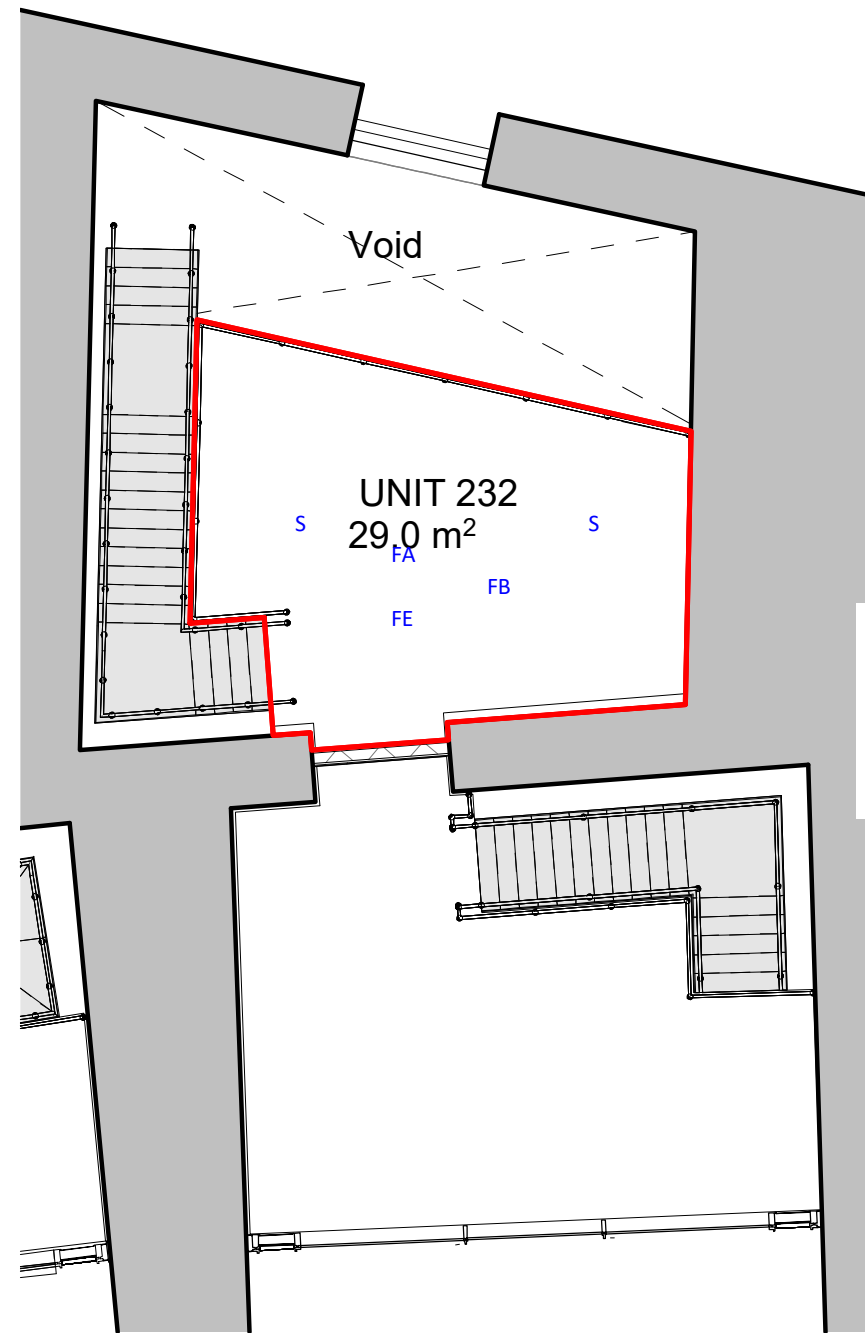
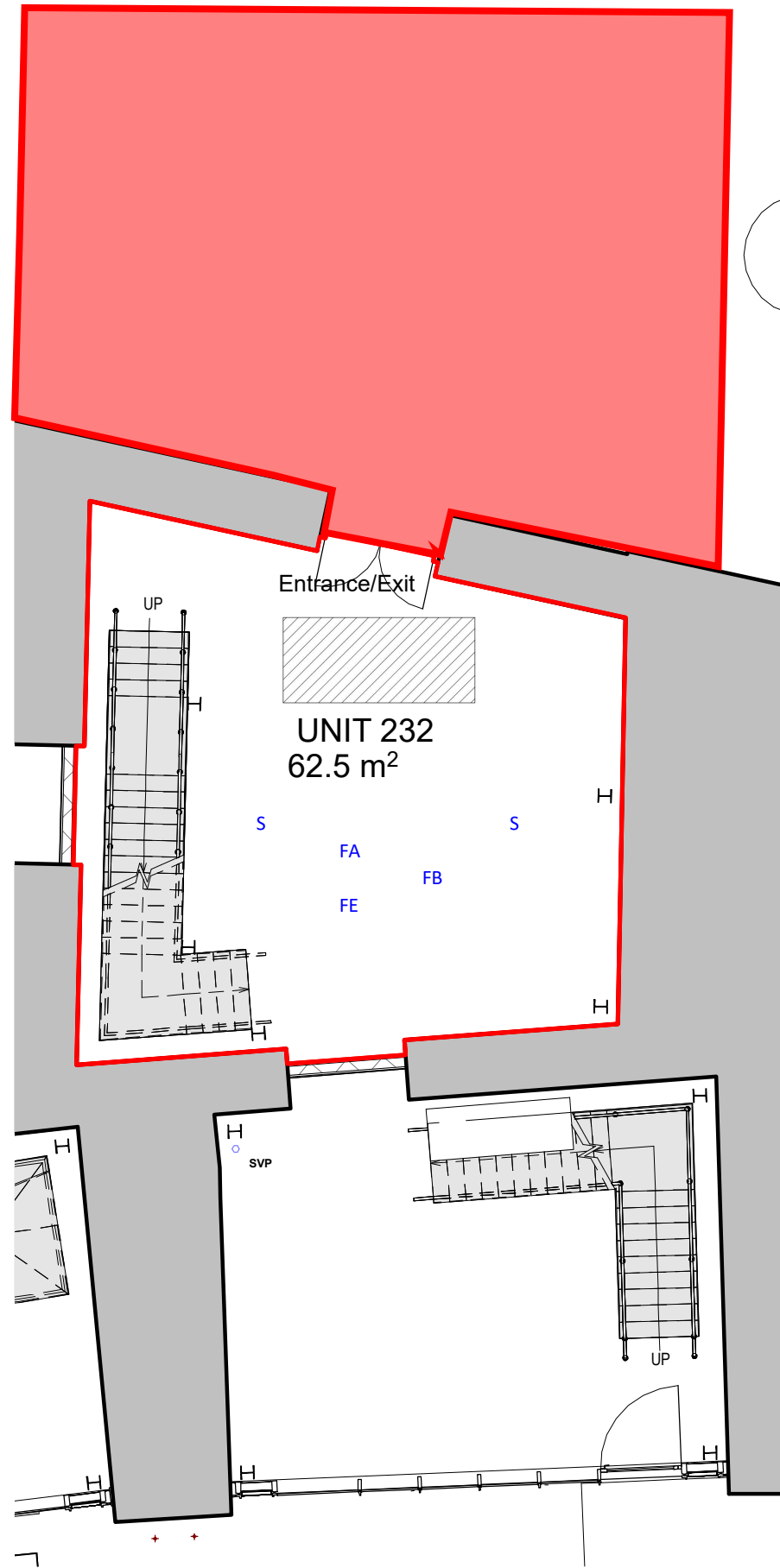
29. The maximum number of customers to be allowed on the Premises at any one time, shall be 75

IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.

PROPOSED RETAIL UNIT 223

GIA - GROUND FLOOR -	62.5 m ²	673 ft ²
GIA - MEZZANINE	29.0 m ²	312 ft ²
TOTAL	91.5 m²	985 ft²



LEGEND

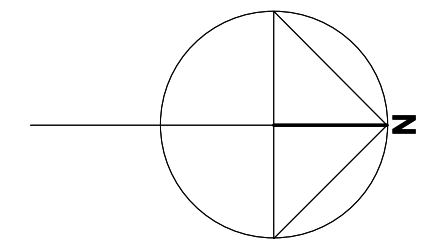
- RED LINE INDICATES DEMISE EXTENT
- EXISTING WALLS
- PROPOSED WALLS
- LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT
- 500x500x500 GAS ENTRY PIT

TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

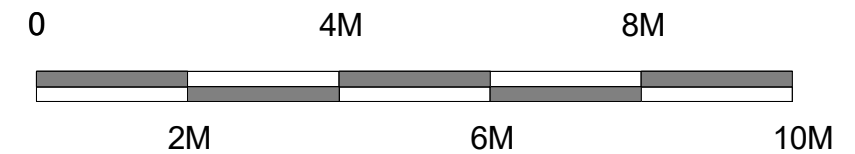
LEGEND

- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher

Black Hatched Area:- Area for sale of Alcohol, without the requirement for such sales to be ancillary to a meal, for up to a maximum of 20 persons.



SCALE 1:100



1 GIA RETAIL UNIT 232 - Ground Floor Plan
1 : 100

2 GIA RETAIL UNIT 232 - Mezzanine Floor Plan
1 : 100

GIA RETAIL UNIT 232 - Floor Plans

23.11.2020 REV C4 1-100@A3

ISSUED FOR INFORMATION

LOCATION PLAN AS SUBMITTED WITH APPLICATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

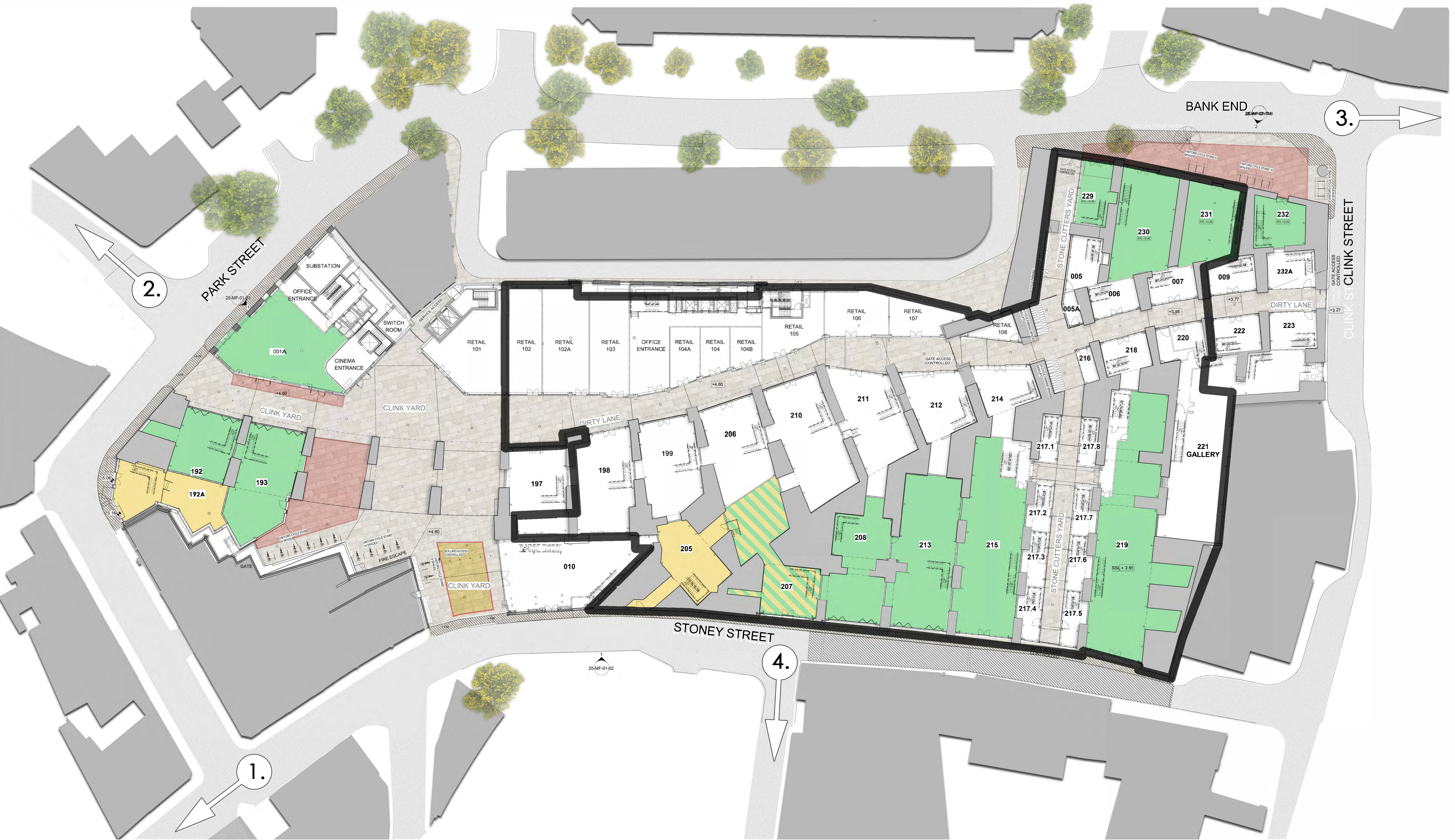
RESTAURANT 3355 SQM
 OUTSIDE DINING AND SMOKING AREA

BAR 600.5 SQM
 OUTSIDE SMOKING AREA FOR STONEY STREET RESTAURANT

VINOPOLIS 6367 SQM

Shaded Pink Area: Designated External Area

REVISED SITE LAYOUT FOLLOWING CONSULTATION

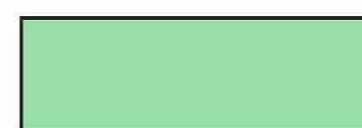


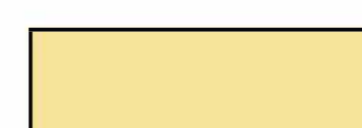




1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

	RESTAURANT 2993.5 SQM		RESTAURANT WITH BAR LICENCE 211.0 SQM		VINOPOLIS 6367 SQM
	BAR 389.5 SQM		OUTSIDE DINING AND SMOKING AREA		OUTSIDE SMOKING AREA

02/03/2021

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

Ref No. 1631717

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

Mark Bermondsey (Guernsey) Limited

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)

£	33001
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

Premises trading name

	UNIT 192A
--	-----------

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

Do you have a Southwark postcode?	Yes
Address Line 1	Unit 192A, Borough Yards Development
Address Line 2	1 Bank End
Town	London
Post code	SE1 9BU
Ordnance survey map reference	
Description of the location	As described in Planning Permission 15/AP/3066
Telephone number	02033193700

Applicant Details

Please select whether you are applying for a premises licence as

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

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
--	---

Other Applicants

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

Personal Details - First Entry

Name	Mark Bermondsey (Guernsey) Limited
------	------------------------------------

Address - First Entry

Street number or building name	30
Street Description	Broadwick Street
Town	London
County	
Post code	W1F 8JB
Registered number (where applicable)	BR022032

Description of applicant (for example, partnership, company, unincorporated association etc)	Company
--	---------

Contact Details - First Entry

Telephone number	(020) 33193700
Email address	amdhub@keystonelaw.co.uk

Operating Schedule

When do you want the premises licence to start?

	31/03/2021
--	------------

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)

	Bar
--	-----

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)

	b) films
	f) recorded music

Provision of late night refreshment

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

Supply of alcohol

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

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

B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Films (Please read guidance note 7)

Day	Start	Finish
Mon	10:00	01:00
Tues	10:00	01:00
Wed	10:00	01:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	01:00

State any seasonal variations for the exhibition of films (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Recorded Music (Please read guidance note 7)

Day	Start	Finish
Mon	10:00	01:00
Tues	10:00	01:00
Wed	10:00	01:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	01:00

State any seasonal variations for playing recorded music (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment

at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 3)

	Both
--	------

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

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

State any seasonal variations for the provision of late night refreshment (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

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

	Both
--	------

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

Day	Start	Finish
Mon	10:00	01:00
Tues	10:00	01:00
Wed	10:00	01:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	01:00

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

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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	Renee
Surname	Moran

DOB

Date Of Birth	██████████
---------------	------------

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)	TBC
Issuing authority (if known)	TBC

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please read guidance note 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	01:30
Tues	07:00	01:30
Wed	07:00	01:30
Thur	07:00	01:30
Fri	07:00	01:30
Sat	07:00	01:30
Sun	07:00	01:30

State any seasonal variations (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 6)

	Opening hours shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

M - Steps to promote four licencing objectives

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

	Please see presentation attached
--	----------------------------------

b) the prevention of crime and disorder

	Please see presentation attached
--	----------------------------------

c) public safety

	Please see presentation attached
--	----------------------------------

d) the prevention of public nuisance

	Please see presentation attached
--	----------------------------------

e) the protection of children from harm

	Please see presentation attached
--	----------------------------------

Guidance note 10

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

Please upload a plan of the premises

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

Please upload any additional information i.e. risk assessments

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

Checklist

	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
--	--

Home Office Declaration

Please tick to indicate agreement

	I am a company or limited liability partnership
--	---

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	, ,
PaymentAmountInMinorUnits	██████
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 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Keystone Law Limited
Date (DD/MM/YYYY)	02/03/2021
Capacity	Solicitors on Behalf of Applicant

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)	02/03/2021
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 correspondence	Andrew Wong Keystone Law 48 Chancery Lane London WC2A 1JF
Telephone No.	02033193700
If you prefer us to	amdhub@keystonelaw.co.uk

correspond with you by e-mail, your email address (optional)	
--	--

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.

REVISED UNIT 192a

BOROUGH YARD

BAR APPLICATION

OPENING HOURS – 08:00 to Midnight

LICENSABLE ACTIVITIES - Hours between 10am to Midnight

**LICENSABLE ACTIVITIES – FILMS, RECORDED MUSIC, LATE NIGHT REFRESHMENT, SALE
OF ALCOHOL**

PROPOSED DRAFT CONDITIONS

Prevention of Crime and Disorder

CCTV

1. A CCTV system shall be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
2. All CCTV footage to be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.
3. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.

SIA Staffing Requirement

4. That a minimum of 1 SIA registered officer is employed from 21:00 until 30mins after close on Thursdays, Fridays and Saturdays with a risk assessment to be carried out on the need for further SIA registered officers/wardens at all other times.
5. The Premises will use best endeavours to be an active member of a Pubwatch Scheme/BCRP Radio Scheme or similar Group where there is one in operation.

Training and records

6. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
7. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book and such book shall be available for police inspection.
8. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book.

Prevention of Public Nuisance

9. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.
10. The premises shall be adequately mechanically ventilated and comfort cooled to allow doors and windows to remain closed during licensed entertainment.
11. A sound limiting device shall be installed, set and maintained, to control maximum levels of amplified sound inside the premises so as to ensure entertainment noise from the premises does not cause a public nuisance in the vicinity of the premises, and in particular is not audible inside any nearby noise sensitive premises.
 - All audio and musical equipment used in the premises, permitted under the Licensing Act 2003 or the Live Music Act 2012, shall be played through the installed sound limiting device.

- Any additional amplification equipment imported on to the premises by third parties, permitted under the Licensing Act 2003 or the Live Music Act 2012, shall be connected to and use the installed sound limited device/circuit.
12. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
 13. A dedicated telephone number for the Designated Premises Supervisor or the duty manager shall be maintained for use by any person who may wish to make a complaint.
 14. The Premises shall be operated in accordance with the Borough Yards Operational Management Plan. This shall include a Dispersal Policy. A copy of the Operational Management Plan, and all later revisions, shall be provided to the Police, Licensing Authority and Environmental Health Department. A hard-copy of the Operational Management Plan shall be kept at the Premises and made available for inspection on request of the Police or an Authorised Officer of the Council. Relevant staff shall be trained on the Dispersal Policy and a copy shall be kept on the premises.
 15. The licence holder shall not permit outdoor drinking in Park Street by its customers.

Off-sales

16. All sales of alcohol for consumption off the premises shall be in sealed containers only save to persons who are seated at tables lawfully placed in the external area shaded pink marked on the plan for Unit 193.
17. Patrons shall not be permitted to use the external area tshaded pink marked on the plan for Unit 193 after 22:00hrs, apart for access & egress and for smoking in the designated smoking area.
18. There shall be no drinks permitted outside in the external area shaded pink marked on the plan for Unit 193, after 22:00hrs.

19. Clearly legible signage will be prominently displayed at all patron exits, where it can easily be seen and read, requesting to the effect that patrons do not take drinks outside after 22:00.
20. Clear, legible signage shall be prominently displayed where it can be easily seen and read requesting that alcohol sold as off-sales should not be opened and consumed in the vicinity of the premises.
21. All online sales of alcohol are subject to a real time age verification check via an external third party.
22. Drivers (whether employed directly, as self-employed or via third parties) have to undertake training on age restricted policies to ensure that the following checks are conducted at the point of delivery when the person appears to be under the age of 25.
23. All online age verification checks should only be made by a company which is a member of the following organisation: <https://www.avpassociation.com/>

Public Safety

24. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.

Protection of Children from Harm

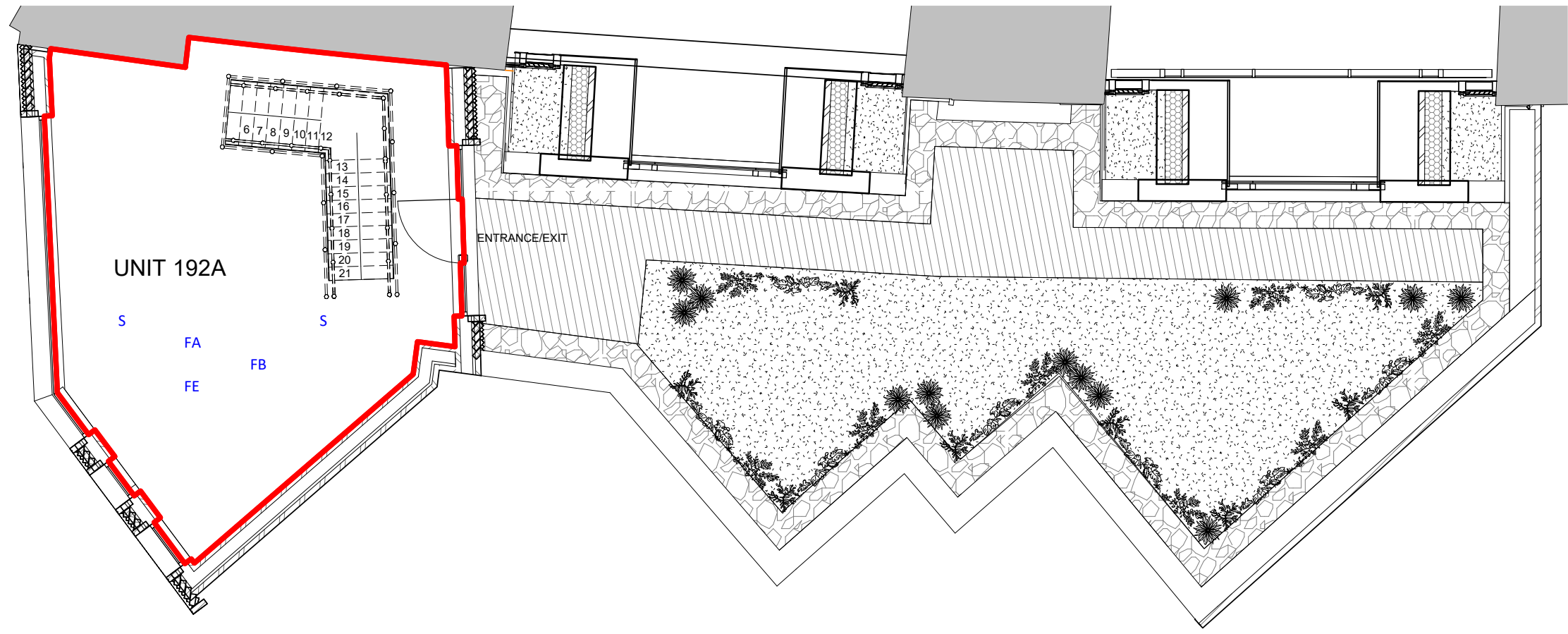
25. A documented staff training programme shall be provided to key members of staff at the premises in respect of the :-
 - a. Age verification policy
 - b. The licensing objectives and
 - c. Opening times for the venue
 - d. Safeguarding of children and other vulnerable persons

With such records being kept for a minimum of six months (For the avoidance of doubt, the six month period relates to each respective entry in the log book and runs from the date of that particular entry.

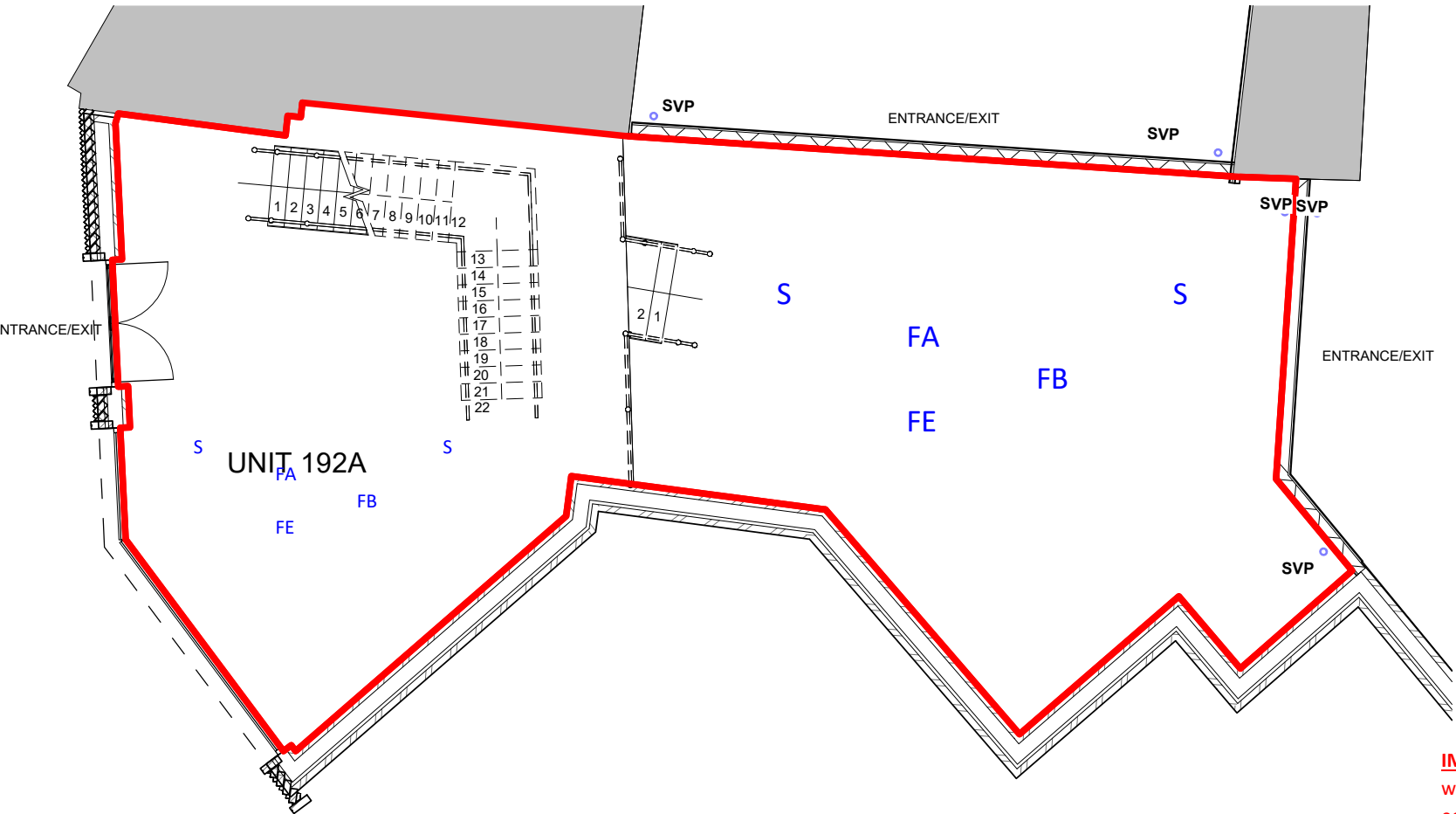
26. A challenge 25 scheme shall be maintained, requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. (Valid photographic identification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

Plans

30. Before the premises open to the public, the final internal layout plans will be deposited with the Licensing Authority to ensure they are an accurate reflection of the premises constructed and a Variation or Minor Variation will be applied for by the Premises Licence Holder to detail same on this Licence.
31. The maximum number of customers to be allowed on the Premises at any one time, shall be 55



1 GIA UNIT 192A First Floor Plan
1 : 100



2 GIA UNIT 192A Ground Floor Plan
1 : 100

PROPOSED UNIT 192A

GIA - GROUND FLOOR -	125.7 m ²	1353 ft ²
GIA - MEZZANINE -	57.7 m ²	621 ft ²
TOTAL	183.4 m²	1974 ft²

LEGEND

- RED LINE INDICATES DEMISE EXTENT
- EXISTING WALLS
- PROPOSED WALLS
- LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

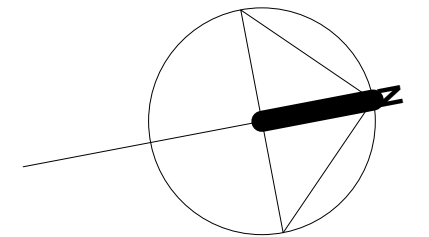
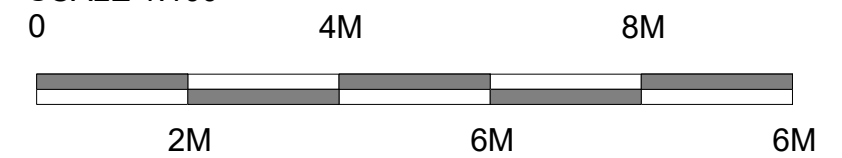
TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

LEGEND

- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher

IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.

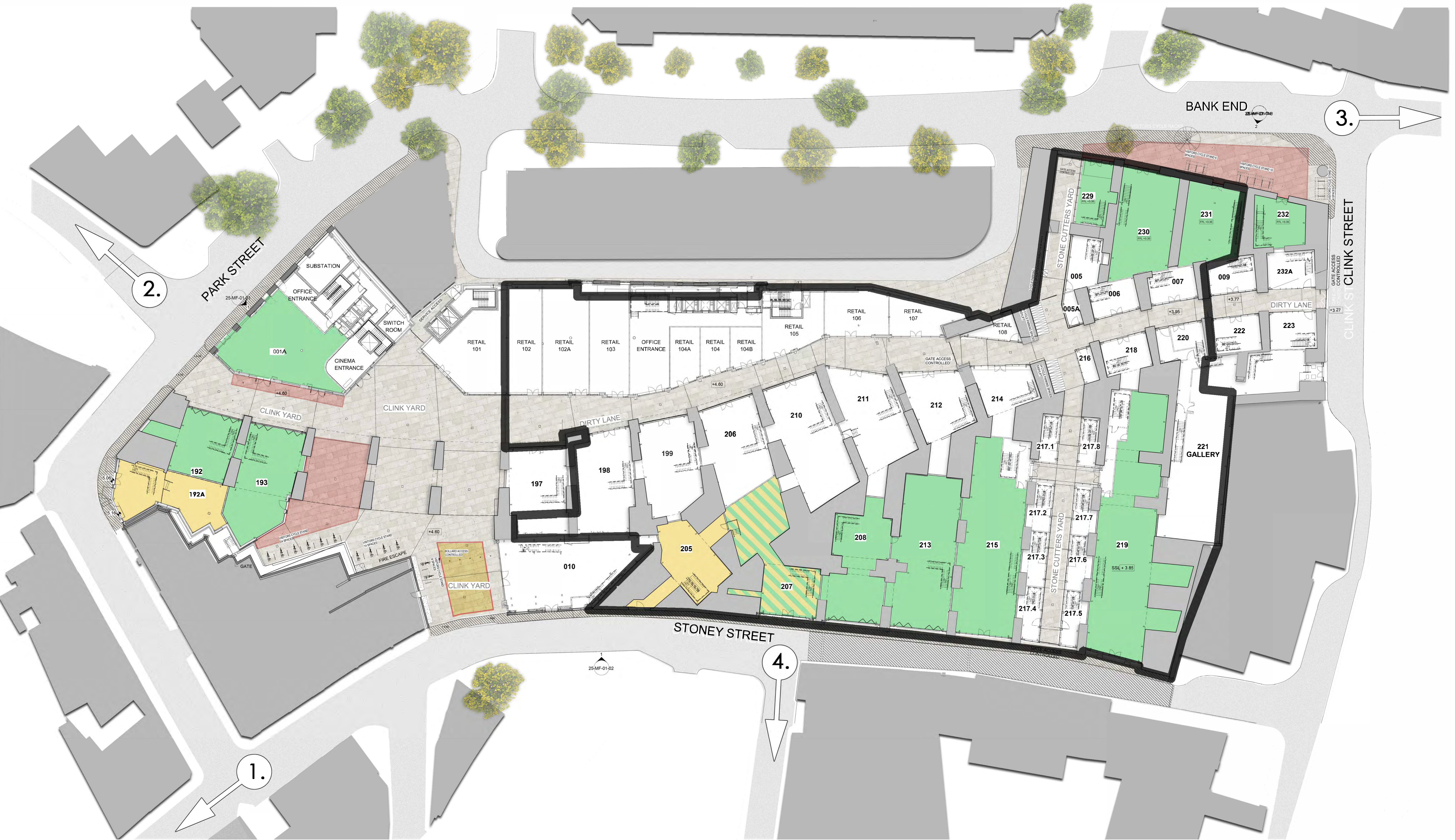
SCALE 1:100



IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

GIA UNIT 192A -Floor Plans		
28.05.2019	REVC2	1-100@A3
ISSUED FOR INFORMATION		

REVISED SITE LAYOUT FOLLOWING CONSULTATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

- RESTAURANT 2993.5 SQM
- BAR 389.5 SQM
- OUTSIDE DINING AND SMOKING AREA
- RESTAURANT WITH BAR LICENCE 211.0 SQM
- OUTSIDE SMOKING AREA
- VINOPOLIS 6367 SQM

02/03/2021

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

Ref No. 1631740

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

Mark Bermondsey (Guernsey) Limited

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)

£	33001
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

Premises trading name

	UNIT 205
--	----------

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

Do you have a Southwark postcode?	Yes
Address Line 1	Unit 205, Borough Yards Development
Address Line 2	1 Bank End
Town	London
Post code	SE1 9BU
Ordnance survey map reference	
Description of the location	As described in Planning Permission 15/AP/3066
Telephone number	02033193700

Applicant Details

Please select whether you are applying for a premises licence as

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

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
--	---

Other Applicants

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

Personal Details - First Entry

Name	Mark Bermondsey (Guernsey) Limited
------	------------------------------------

Address - First Entry

Street number or building name	30
Street Description	Broadwick Street
Town	London
County	
Post code	W1F 8JB
Registered number (where applicable)	BR022032

Description of applicant (for example, partnership, company, unincorporated association etc)	Company
--	---------

Contact Details - First Entry

Telephone number	(020) 33193700
Email address	amdhub@keystonelaw.co.uk

Operating Schedule

When do you want the premises licence to start?

	31/03/2021
--	------------

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)

	Bar
--	-----

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)

	b) films
	f) recorded music

Provision of late night refreshment

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

Supply of alcohol

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

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

B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Films (Please read guidance note 7)

Day	Start	Finish
Mon	10:00	01:00
Tues	10:00	01:00
Wed	10:00	01:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	01:00

State any seasonal variations for the exhibition of films (Please read guidance note 5)

--	--

Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Recorded Music (Please read guidance note 7)

Day	Start	Finish
Mon	10:00	01:00
Tues	10:00	01:00
Wed	10:00	01:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	01:00

State any seasonal variations for playing recorded music (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment

at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 3)

	Both
--	------

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

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

State any seasonal variations for the provision of late night refreshment (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

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

	Both
--	------

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

Day	Start	Finish
Mon	10:00	01:00
Tues	10:00	01:00
Wed	10:00	01:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	01:00

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

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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	Renee
Surname	Moran

DOB

Date Of Birth	██████████
---------------	------------

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)	TBC
Issuing authority (if known)	TBC

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please read guidance note 9)

	N/A
--	-----

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	01:30
Tues	07:00	01:30
Wed	07:00	01:30
Thur	07:00	01:30
Fri	07:00	01:30
Sat	07:00	01:30
Sun	07:00	01:30

State any seasonal variations (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

M - Steps to promote four licencing objectives

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

	Please see presentation attached
--	----------------------------------

b) the prevention of crime and disorder

	Please see presentation attached
--	----------------------------------

c) public safety

	Please see presentation attached
--	----------------------------------

d) the prevention of public nuisance

	Please see presentation attached
--	----------------------------------

e) the protection of children from harm

	Please see presentation attached
--	----------------------------------

Guidance note 10

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

Please upload a plan of the premises

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

Please upload any additional information i.e. risk assessments

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

Checklist

	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)
--	---

Home Office Declaration

Please tick to indicate agreement

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

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	, ,
PaymentAmountInMinorUnits	██████
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 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Keystone Law Limited
Date (DD/MM/YYYY)	02/03/2021
Capacity	Solicitors on Behalf of Applicant

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)	02/03/2021
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 correspondence	Andrew Wong Keystone Law 48 Chancery Lane London WC2A 1JF
Telephone No.	02033193700
If you prefer us to	amdhub@keystonelaw.co.uk

correspond with you by e-mail, your email address (optional)	
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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.

REVISED UNIT 205

BOROUGH YARD

BAR APPLICATION

OPENING HOURS – 08:00 to Midnight

LICENSABLE ACTIVITIES - Hours between 10am to Midnight

**LICENSABLE ACTIVITIES – FILMS, RECORDED MUSIC, LATE NIGHT REFRESHMENT, SALE
OF ALCOHOL**

PROPOSED DRAFT CONDITIONS

Prevention of Crime and Disorder

CCTV

1. A CCTV system shall be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
2. All CCTV footage to be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.
3. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.

SIA Staffing Requirement

4. That a minimum of 1 SIA registered officer is employed from 21:00 until 30mins after close on Thursdays, Fridays and Saturdays with a risk assessment to be carried out on the need for further SIA registered officers/wardens at all other times.
5. The Premises will use best endeavours to be an active member of a Pubwatch Scheme/BCRP Radio Scheme or similar Group where there is one in operation.

Training and records

6. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
7. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book and such book shall be available for police inspection.
8. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book.

Prevention of Public Nuisance

9. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.
10. The premises shall be adequately mechanically ventilated and comfort cooled to allow doors and windows to remain closed during licensed entertainment.
11. A sound limiting device shall be installed, set and maintained, to control maximum levels of amplified sound inside the premises so as to ensure entertainment noise from the premises does not cause a public nuisance in the vicinity of the premises, and in particular is not audible inside any nearby noise sensitive premises.
 - All audio and musical equipment used in the premises, permitted under the Licensing Act 2003 or the Live Music Act 2012, shall be played through the installed sound limiting device.

- Any additional amplification equipment imported on to the premises by third parties, permitted under the Licensing Act 2003 or the Live Music Act 2012, shall be connected to and use the installed sound limited device/circuit.
12. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
 13. A dedicated telephone number for the Designated Premises Supervisor or the duty manager shall be maintained for use by any person who may wish to make a complaint.
 14. The Premises shall be operated in accordance with the Borough Yards Operational Management Plan. This shall include a Dispersal Policy. A copy of the Operational Management Plan, and all later revisions, shall be provided to the Police, Licensing Authority and Environmental Health Department. A hard-copy of the Operational Management Plan shall be kept at the Premises and made available for inspection on request of the Police or an Authorised Officer of the Council. Relevant staff shall be trained on the Dispersal Policy and a copy shall be kept on the premises.

Off-sales

15. All sales of alcohol for consumption off the premises shall be in sealed containers only.
16. After 22:00hrs, any customers wishing to smoke will be directed to the designated smoking area in Clink Yard, outlined in red and highlighted in yellow on the Borough Yards Site Plan.
17. Clear, legible signage shall be prominently displayed where it can be easily seen and read requesting that alcohol sold as off-sales should not be opened and consumed in the vicinity of the premises.
18. All online sales of alcohol are subject to a real time age verification check via an external third party.

19. Drivers (whether employed directly, as self-employed or via third parties) have to undertake training on age restricted policies to ensure that the following checks are conducted at the point of delivery when the person appears to be under the age of 25.
20. All online age verification checks should only be made by a company which is a member of the following organisation: <https://www.avpassociation.com/>

Public Safety

21. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.

Protection of Children from Harm

22. A documented staff training programme shall be provided to key members of staff at the premises in respect of the :-
 - a. Age verification policy
 - b. The licensing objectives and
 - c. Opening times for the venue
 - d. Safeguarding of children and other vulnerable persons

With such records being kept for a minimum of six months (For the avoidance of doubt, the six month period relates to each respective entry in the log book and runs from the date of that particular entry).

23. A challenge 25 scheme shall be maintained, requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. (Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card).

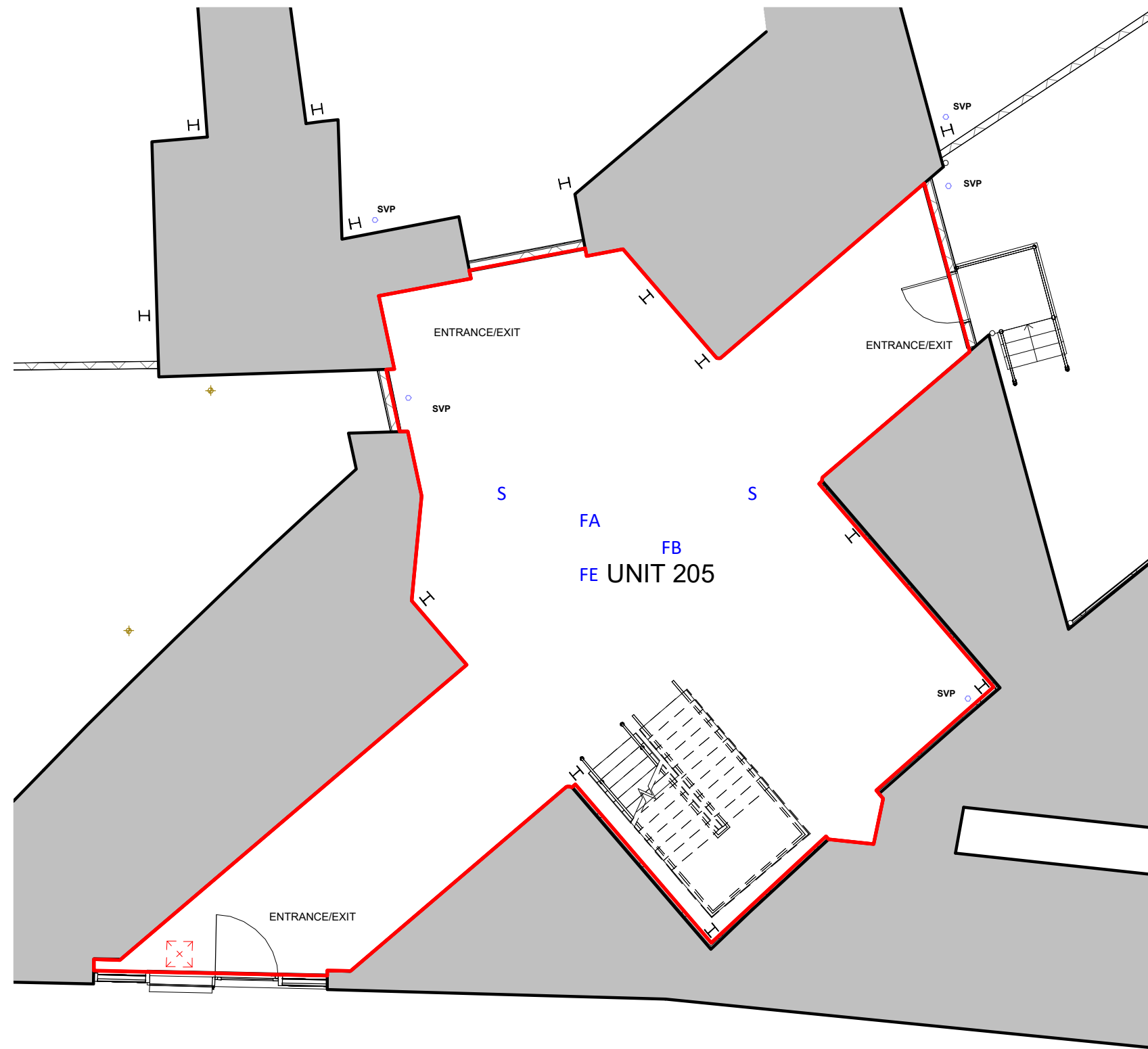
24. All staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation. A record of such training shall be kept / be accessible at the stall at all times and be made immediately available for inspection at the premises, to council or police officers on request. The training record shall include:
- a. the trainee's name (in block capitals),
 - b. the trainer's name (in block capitals),
 - c. the signature of the trainee,
 - d. the signature of the trainer,
 - e. the date(s) of training, and
 - f. a declaration that the training has been received.
25. Clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
26. A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to council or police officers on request.

Plans

27. Before the premises open to the public, the final internal layout plans will be deposited with the Licensing Authority to ensure they are an accurate reflection of the premises constructed and a Variation or Minor Variation will be applied for by the Premises Licence Holder to detail same on this Licence.
28. The maximum number of customers to be allowed on the Premises at any one time, shall be 184

PROPOSED UNIT 205

GIA - GROUND FLOOR -	127.3 m ²	1370 ft ²
GIA - MEZZANINE	80.3 m	864 ft ²
TOTAL	207.6 m²	2234 ft²



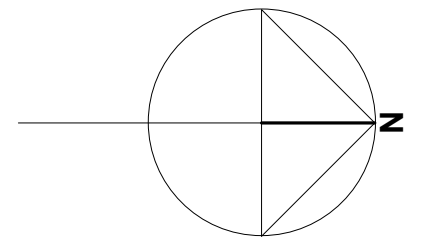
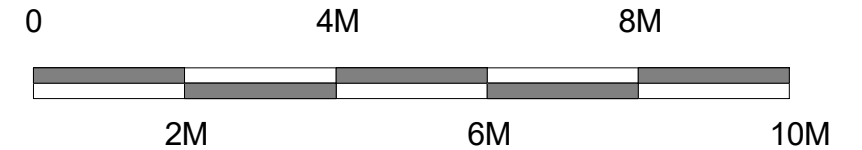
LEGEND

- RED LINE INDICATES DEMISE EXTENT
 - EXISTING WALLS
 - PROPOSED WALLS
 - LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT
 - 500x500x500 GAS ENTRY PIT
- TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES**

LEGEND

- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher

SCALE 1:100



1

GIA UNIT 205 - Ground Floor Plan
1 : 100

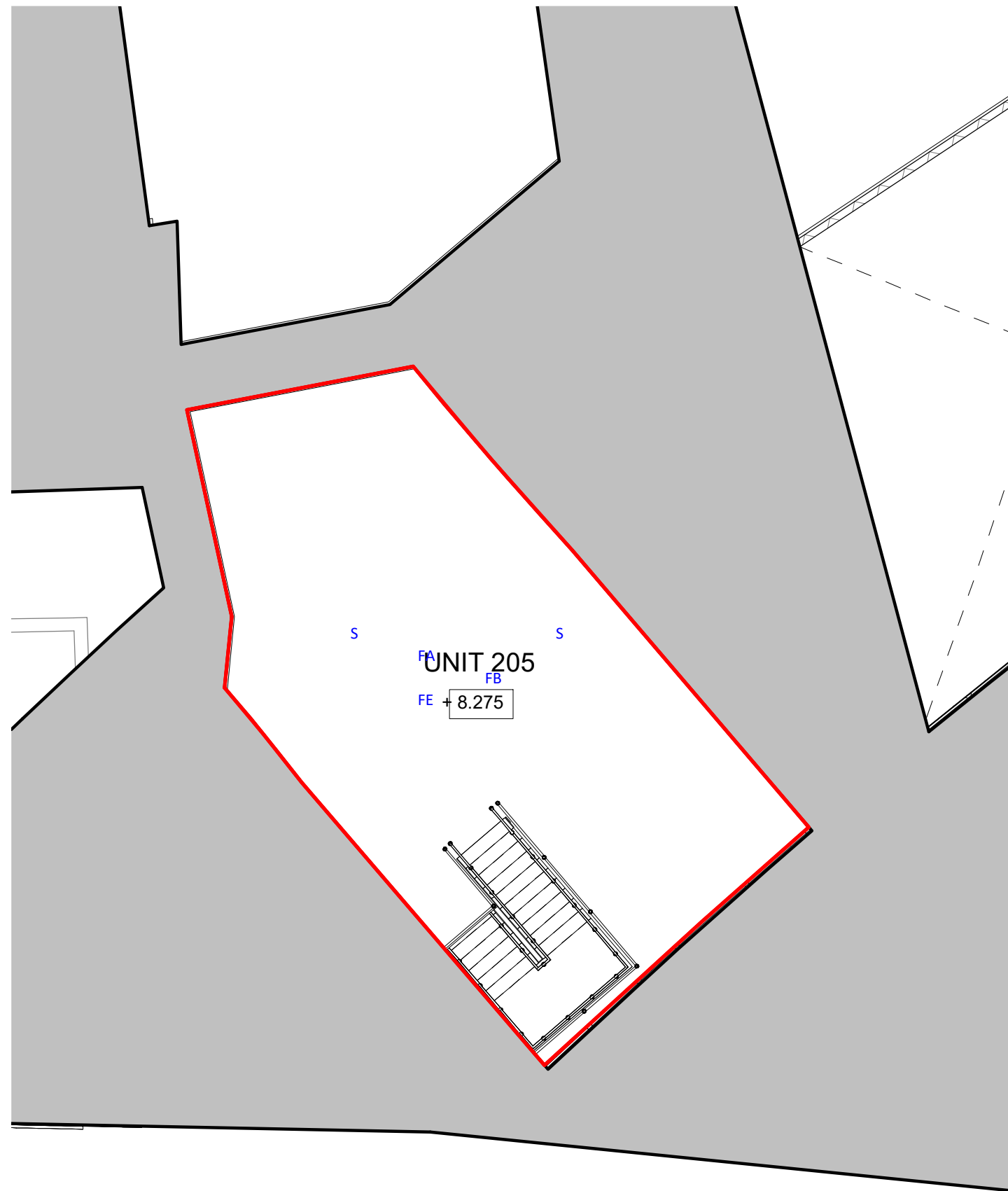
IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.

IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

GIA UNIT 205 - Ground Floor Plan

11.11.2020 REV.C3 1-100@A3




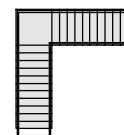
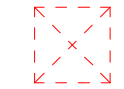
ISSUED FOR INFORMATION



PROPOSED UNIT 205

GIA - GROUND FLOOR -	127.3 m ²	1370 ft ²
GIA - MEZZANINE -	80.3 m	864 ft ²
TOTAL	207.6 m²	2234 ft²

LEGEND

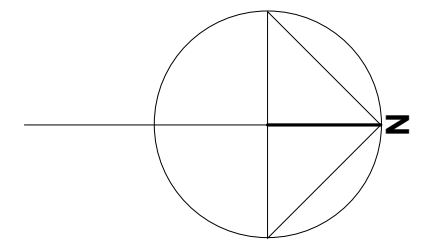
-  RED LINE INDICATES DEMISE EXTENT
-  EXISTING WALLS
-  PROPOSED WALLS
-  LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT
-  500x500x500 GAS ENTRY PIT

TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

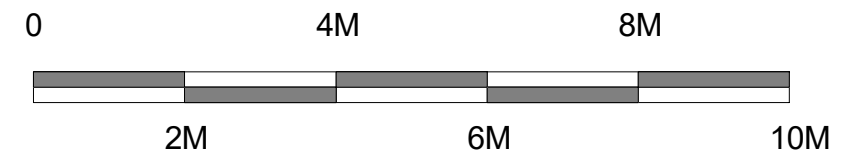
LEGEND

- S = Smoke Detector
- FA = Fire Alarm
- FB = Fire Blanket
- CO2 = Fire Extinguisher

IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - S12005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.



SCALE 1:100
0



1 **GIA UNIT 205 - Mezzanine Floor Plan**
1 : 100

IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

GIA UNIT 205 - Mezzanine Floor Plan		
11.11.2020	REV.C3	1-100@A3
ISSUED FOR INFORMATION		

LOCATION PLAN AS SUBMITTED WITH APPLICATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

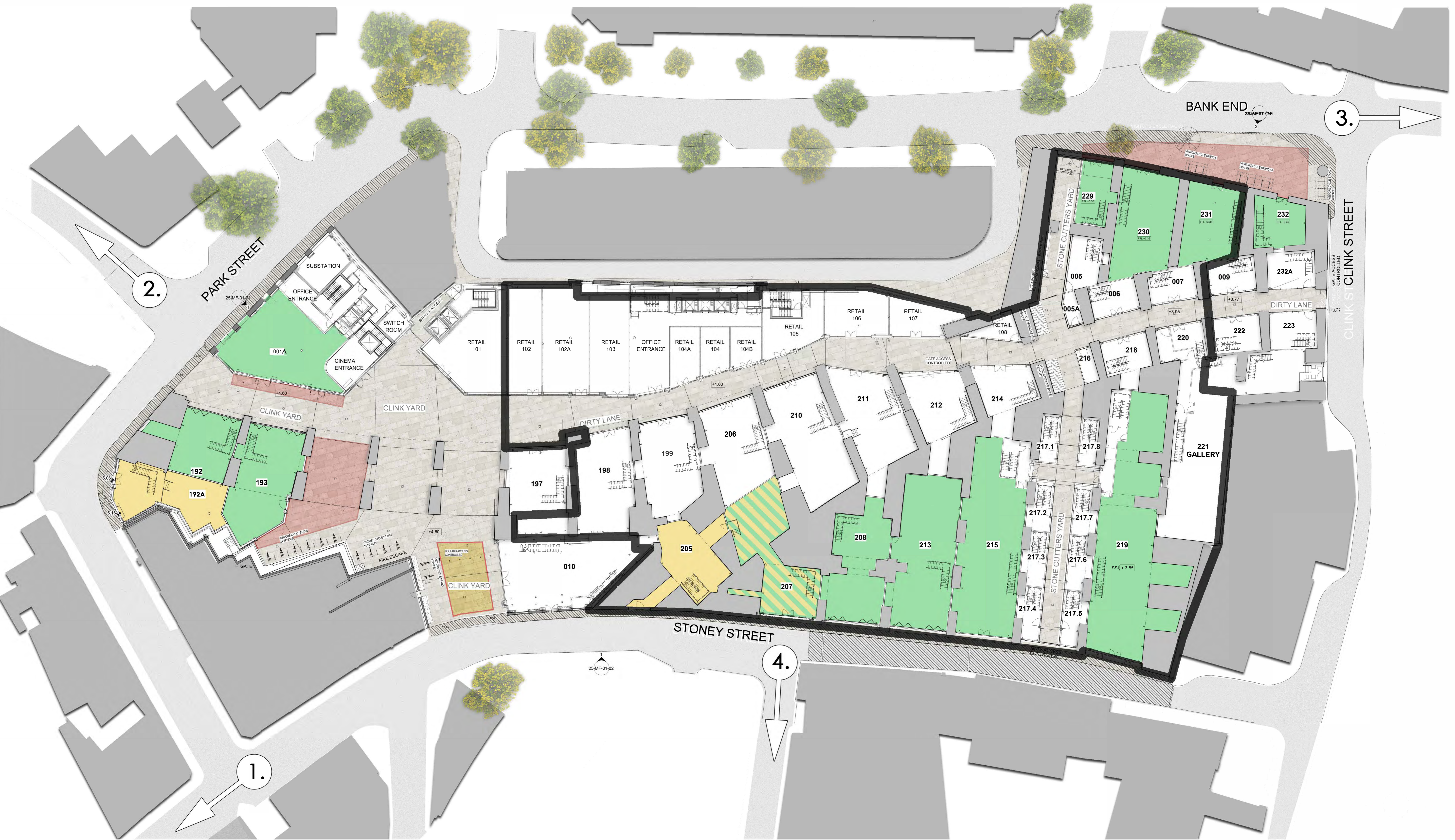
4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

RESTAURANT 3003.5 SQM

BAR 1373 SQM

VINOPOLIS 6367 SQM

REVISED SITE LAYOUT FOLLOWING CONSULTATION









1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

	RESTAURANT 2993.5 SQM		RESTAURANT WITH BAR LICENCE 211.0 SQM		VINOPOLIS 6367 SQM
	BAR 389.5 SQM		OUTSIDE DINING AND SMOKING AREA		OUTSIDE SMOKING AREA

02/03/2021

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

Ref No. 1631743

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

Mark Bermondsey (Guernsey) Limited

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)

£	33001
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

Premises trading name

	UNIT 207
--	----------

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

Do you have a Southwark postcode?	Yes
Address Line 1	Unit 207, Borough Yards Development
Address Line 2	1 Bank End
Town	London
Post code	SE1 9BU
Ordnance survey map reference	
Description of the location	As described in Planning Permission 15/AP/3066
Telephone number	02033193700

Applicant Details

Please select whether you are applying for a premises licence as

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

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
--	---

Other Applicants

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

Personal Details - First Entry

Name	Mark Bermondsey (Guernsey) Limited
------	------------------------------------

Address - First Entry

Street number or building name	30
Street Description	Broadwick Street
Town	London
County	
Post code	W1F 8JB
Registered number (where applicable)	BR022032

Description of applicant (for example, partnership, company, unincorporated association etc)	Company
--	---------

Contact Details - First Entry

Telephone number	(020) 33193700
Email address	amdhub@keystonelaw.co.uk

Operating Schedule

When do you want the premises licence to start?

	31/03/2021
--	------------

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)

	Bar
--	-----

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)

	b) films
	f) recorded music

Provision of late night refreshment

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

Supply of alcohol

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

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

B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Films (Please read guidance note 7)

Day	Start	Finish
Mon	10:00	01:00
Tues	10:00	01:00
Wed	10:00	01:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	01:00

State any seasonal variations for the exhibition of films (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 3)

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

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days and timings for Recorded Music (Please read guidance note 7)

Day	Start	Finish
Mon	10:00	01:00
Tues	10:00	01:00
Wed	10:00	01:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	01:00

State any seasonal variations for playing recorded music (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment

at different times to those listed. (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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.

I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 3)

	Both
--	------

Please give further details here (Please read guidance note 4)

	N/A
--	-----

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

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

State any seasonal variations for the provision of late night refreshment (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

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

	Both
--	------

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

Day	Start	Finish
Mon	10:00	01:00
Tues	10:00	01:00
Wed	10:00	01:00
Thur	10:00	01:00
Fri	10:00	01:00
Sat	10:00	01:00
Sun	10:00	01:00

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

	N/A
--	-----

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 6)

	All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

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	Renee
Surname	Moran

DOB

Date Of Birth	██████████
---------------	------------

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)	TBC
Issuing authority (if known)	TBC

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please read guidance note 9)

	N/A
--	-----

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	01:30
Tues	07:00	01:30
Wed	07:00	01:30
Thur	07:00	01:30
Fri	07:00	01:30
Sat	07:00	01:30
Sun	07:00	01:30

State any seasonal variations (Please read guidance note 5)

	N/A
--	-----

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 6)

	Opening hours shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
--	--

M - Steps to promote four licencing objectives

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

	Please see presentation attached
--	----------------------------------

b) the prevention of crime and disorder

	Please see presentation attached
--	----------------------------------

c) public safety

	Please see presentation attached
--	----------------------------------

d) the prevention of public nuisance

	Please see presentation attached
--	----------------------------------

e) the protection of children from harm

	Please see presentation attached
--	----------------------------------

Guidance note 10

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

Please upload a plan of the premises

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

Please upload any additional information i.e. risk assessments

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

Checklist

	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)
--	---

Home Office Declaration

Please tick to indicate agreement

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

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	, ,
PaymentAmountInMinorUnits	██████
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 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Keystone Law Limited
Date (DD/MM/YYYY)	02/03/2021
Capacity	Solicitors on Behalf of Applicant

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)	02/03/2021
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 correspondence	Andrew Wong Keystone Law 48 Chancery Lane London WC2A 1JF
Telephone No.	02033193700
If you prefer us to	amdhub@keystonelaw.co.uk

correspond with you by e-mail, your email address (optional)	
--	--

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.

REVISED UNIT 207

BOROUGH YARD

HYBRID RESTAURANT/WINE BAR APPLICATION

OPENING HOURS – 08:00 to Midnight

LICENSABLE ACTIVITIES - Hours between 10:00 to Midnight

**LICENSABLE ACTIVITIES – FILMS, RECORDED MUSIC, LATE NIGHT REFRESHMENT, SALE
OF ALCOHOL**

PROPOSED DRAFT CONDITIONS

Prevention of Crime and Disorder

CCTV

1. A CCTV system shall be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
2. All CCTV footage to be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.
3. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.

SIA Staffing Requirement

4. That a minimum of 1 SIA registered officer is employed from 21:00 until 30mins after close on Thursdays, Fridays and Saturdays with a risk assessment to be carried out on the need for further SIA registered officers/wardens at all other times.
5. The Premises will use best endeavours to be an active member of a Pubwatch Scheme/BCRP Radio Scheme or similar Group where there is one in operation.

Training and records

6. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
7. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book and such book shall be available for police inspection.
8. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book.

Prevention of Public Nuisance

9. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.
10. The premises shall be adequately mechanically ventilated and comfort cooled to allow doors and windows to remain closed during licensed entertainment.
11. A sound limiting device shall be installed, set and maintained, to control maximum levels of amplified sound inside the premises so as to ensure entertainment noise from the premises does not cause a public nuisance in the vicinity of the premises, and in particular is not audible inside any nearby noise sensitive premises.
 - All audio and musical equipment used in the premises, permitted under the Licensing

Act 2003 or the Live Music Act 2012, shall be played through the installed sound limiting device.

- Any additional amplification equipment imported on to the premises by third parties, permitted under the Licensing Act 2003 or the Live Music Act 2012, shall be connected to and use the installed sound limited device/circuit.
12. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.
 13. A dedicated telephone number for the Designated Premises Supervisor or the duty manager shall be maintained for use by any person who may wish to make a complaint.
 14. The Premises shall be operated in accordance with the Borough Yards Operational Management Plan. This shall include a Dispersal Policy. A copy of the Operational Management Plan, and all later revisions, shall be provided to the Police, Licensing Authority and Environmental Health Department. A hard-copy of the Operational Management Plan shall be kept at the Premises and made available for inspection on request of the Police or an Authorised Officer of the Council. Relevant staff shall be trained on the Dispersal Policy and a copy shall be kept on the premises.
 - 15.

Off-sales

16. All sales of alcohol for consumption off the premises shall be in sealed containers only.
17. After 22:00hrs, any customers wishing to smoke will be directed to the designated smoking area in Clink Yard, outlined in red and highlighted in yellow on the Borough Yards Site Plan.
18. Clear, legible signage shall be prominently displayed where it can be easily seen and read requesting that alcohol sold as off-sales should not be opened and consumed in the vicinity of the premises.
19. All online sales of alcohol are subject to a real time age verification check via an external third party.

20. Drivers (whether employed directly, as self-employed or via third parties) have to undertake training on age restricted policies to ensure that the following checks are conducted at the point of delivery when the person appears to be under the age of 25.
21. All online age verification checks should only be made by a company which is a member of the following organisation: <https://www.avpassociation.com/>

Public Safety

22. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.

Protection of Children from Harm

23. A documented staff training programme shall be provided to key members of staff at the premises in respect of the :-
 - a. Age verification policy
 - b. The licensing objectives and
 - c. Opening times for the venue
 - d. Safeguarding of children and other vulnerable persons

With such records being kept for a minimum of six months (For the avoidance of doubt, the six month period relates to each respective entry in the log book and runs from the date of that particular entry).

24. A challenge 25 scheme shall be maintained, requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. (Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card).

25. All staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation. A record of such training shall be kept / be accessible at the stall at all times and be made immediately available for inspection at the premises, to council or police officers on request. The training record shall include:
- a. the trainee's name (in block capitals),
 - b. the trainer's name (in block capitals),
 - c. the signature of the trainee,
 - d. the signature of the trainer,
 - e. the date(s) of training, and
 - f. a declaration that the training has been received.
26. Clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
27. A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to council or police officers on request.

Plans

28. Before the premises open to the public, the final internal layout plans will be deposited with the Licensing Authority to ensure they are an accurate reflection of the premises constructed and a Variation or Minor Variation will be applied for by the Premises Licence Holder to detail same on this Licence.
29. The maximum number of customers to be allowed on the Premises at any one time, shall be 120

ADDITIONAL CONDITIONS


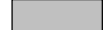

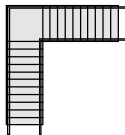
30. The supply of alcohol shall be by waiter or waitress service only to persons seated at tables.


31. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.

PROPOSED UNIT 207

GIA - GROUND FLOOR -	168.5 m ²	1813 ft ²
GIA - MEZZANINE -	42.7 m ²	459 ft ²
TOTAL	211.2 m²	2273 ft²

LEGEND

-  RED LINE INDICATES DEMISE EXTENT
-  EXISTING WALLS
-  PROPOSED WALLS
-  LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT

 500x500x500 GAS ENTRY PIT

LEGEND
S = Smoke Detector

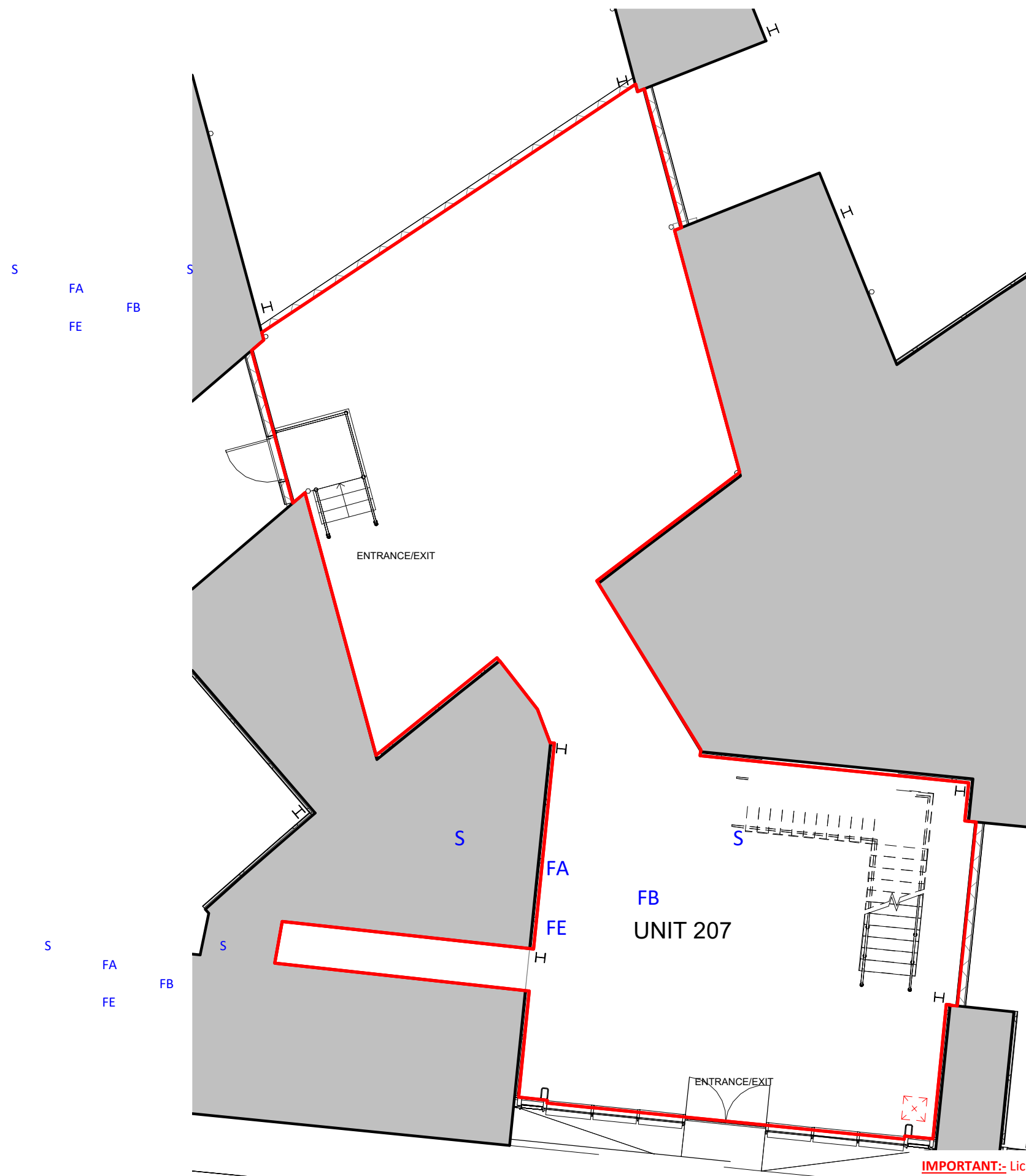
FA = Fire Alarm

FB = Fire Blanket

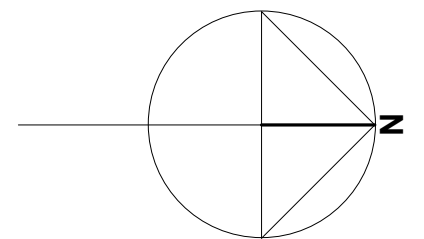
CO2 = Fire Extinguisher

TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES

IMPORTANT:- Any of the requirements of Regulation 23(3) of the Licensing Act 2003 Regulations 2005 - SI2005/42 as amended shall be located within the red line or as otherwise indicated on the plan. Such items may change following discussions with appropriate officers.



SCALE 1:100
0



1 GIA UNIT 207 - Ground Floor Plan
1 : 100

IMPORTANT:- Licensable activities can take place anywhere within the red line. The position of loose furniture and equipment is shown for diagrammatic purposes only. Firefighting equipment is indicated but may be moved subject to the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 or by agreement with the fire officer.

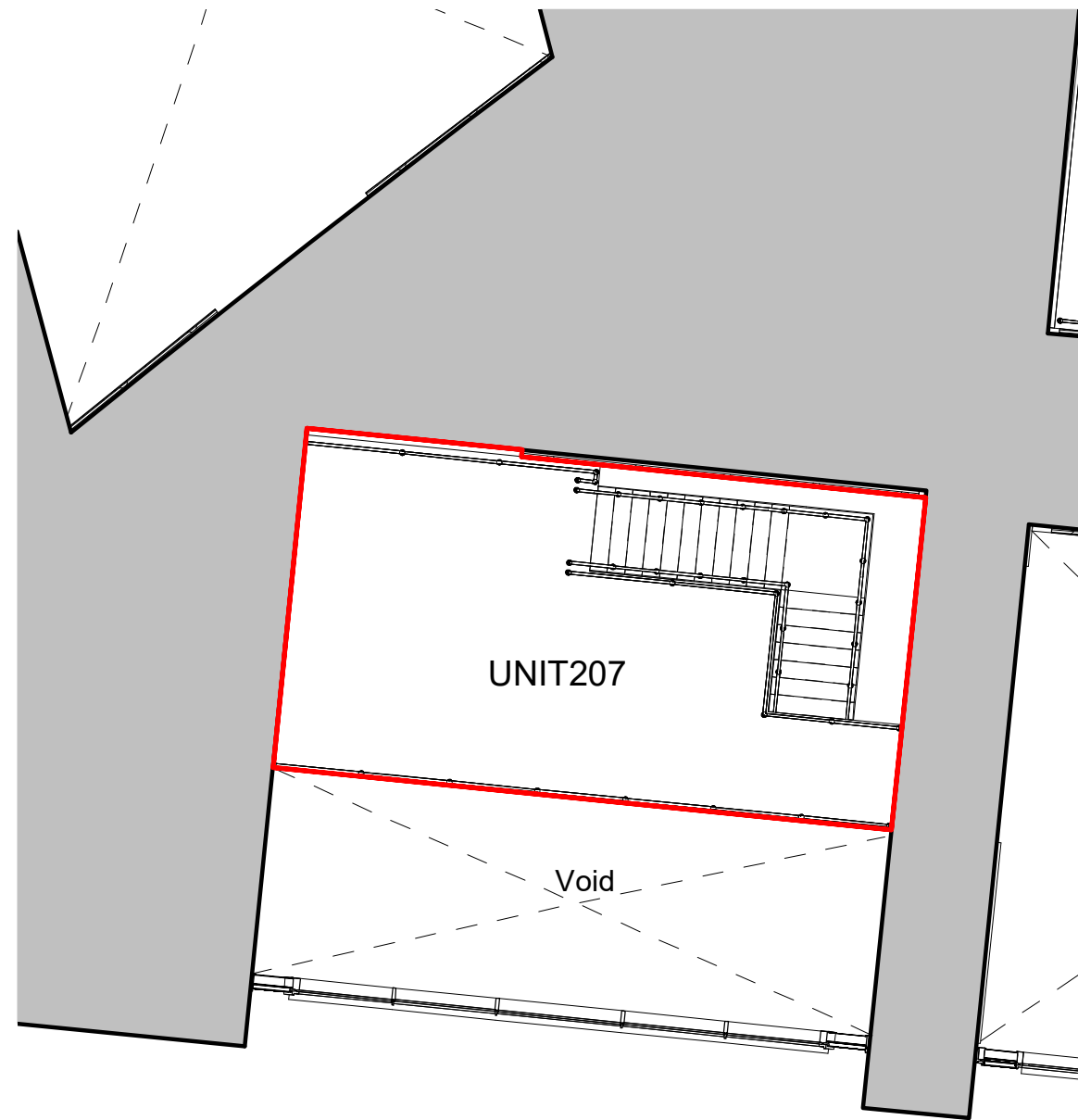
GIA UNIT 207 - Ground Floor Plan

11.11.2020 REV C3 1-100@A3




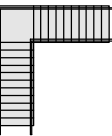

ISSUED FOR INFORMATION

PROPOSED UNIT 207

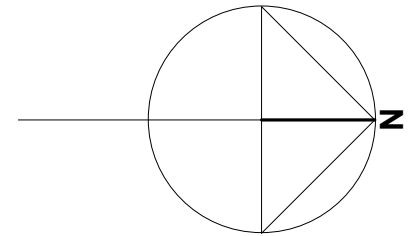
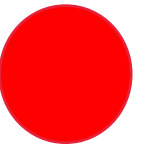
GIA - GROUND FLOOR -	168.5 m ²	1813 ft ²
GIA - MEZZANINE -	42.7 m ²	459 ft ²
TOTAL	211.2 m²	2273 ft²



LEGEND

-  RED LINE INDICATES DEMISE EXTENT
-  EXISTING WALLS
-  PROPOSED WALLS
-  LOCATIONS AND CONFIGURATION OF STAIRS, HATCHED IN GREY AND DOTTED STAIRS SHOWN INDICATIVELY; DESIGN AND INSTALLATION ALONG WITH FORMING OPENINGS ASSOCIATED WITH THESE IS TO BE BY OTHERS, OUTSIDE OF THE BUILDING CONTRACT
-  500x500x500 GAS ENTRY PIT

TYPES OF ZONES FOR CAPPED OFF BUILDING SERVICES



SCALE 1:100
0



1 GIA UNIT 207 - Mezzanine Floor Plan
1 : 100

GIA UNIT 207 - Mezzanine Floor Plan		
11.11.2020	REV C3	1-100@A3
ISSUED FOR INFORMATION		

LOCATION PLAN AS SUBMITTED WITH APPLICATION



1. - BOROUGH MARKET
 - GUY'S HOSPITAL
 - KING'S COLLEGE LONDON

2. - CROSSBONE GARDEN
 - BOROUGH STATION

3. - TATE MODERN
 - SHAKESPEARE'S GLOBE
 - BANKSIDE GALLERY
 - PURDY HICKS GALLERY

4. - SOUTHWARK CATHEDRAL
 - LONDON BRIDGE STATION
 - LONDON BRIDGE HOSPITAL
 - HOSPITAL SHAD

RESTAURANT 3003.5 SQM

BAR 1373 SQM

VINOPOLIS 6367 SQM



Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 001**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 001, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a restaurant use, opening between the hours of 07:00-00:30 Monday-Sunday, with following licensable activities sought between 10:00 – 00:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Restaurant Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

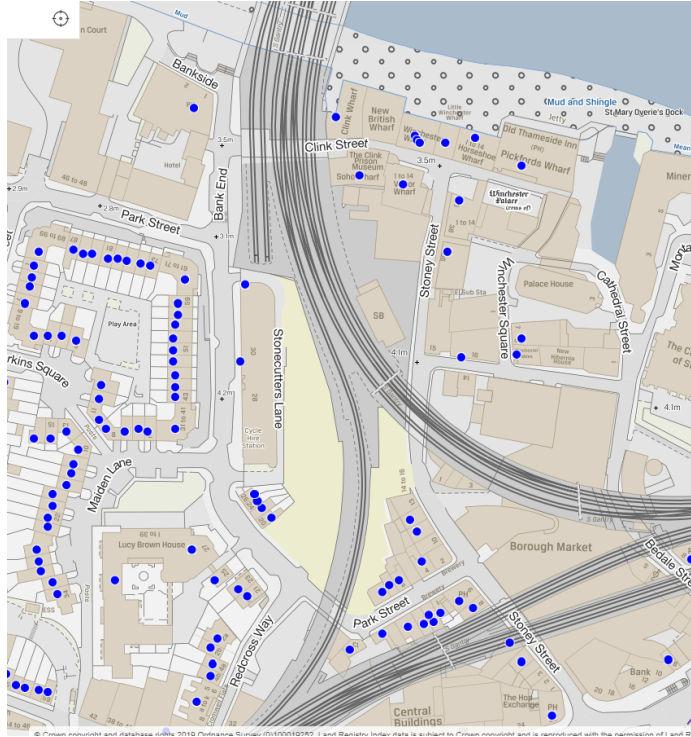
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 00:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

With regards to conditions 14 & 15, this is believed to be the space to the east of the unit in Clink Yard. This needs to be specified within the condition.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH



Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 192**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 192, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a restaurant use, opening between the hours of 07:00-00:30 Monday-Sunday, with following licensable activities sought between 10:00 – 00:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Restaurant Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:



Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 193**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 193, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a restaurant use, opening between the hours of 07:00-00:30 Monday-Sunday, with following licensable activities sought between 10:00 – 00:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

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Planning history

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The variation of plans was granted consent under **19/AP/1649**, for:

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Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

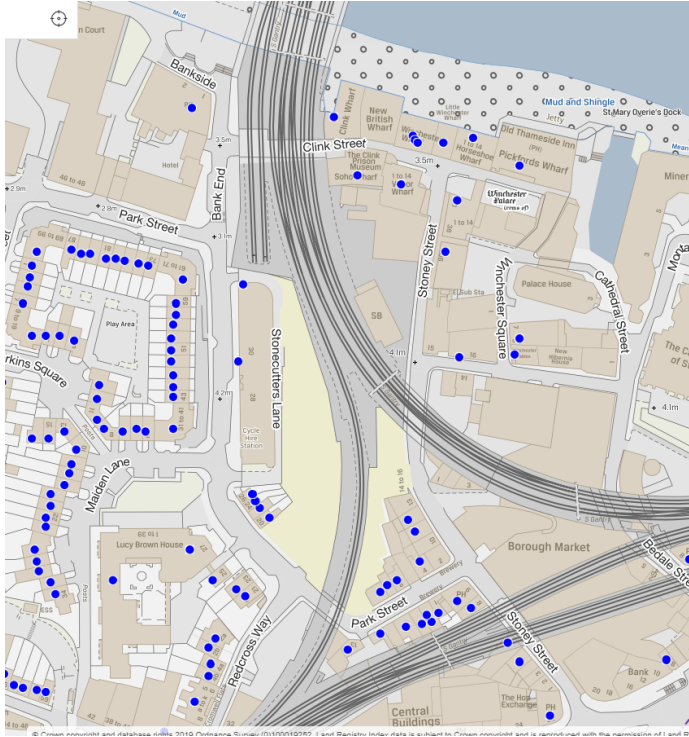
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 00:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

With regards to conditions 14 & 15, this is believed to be the space to the north of the unit in Clink Yard. This needs to be specified within the condition.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

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3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
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SE1 2QH

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

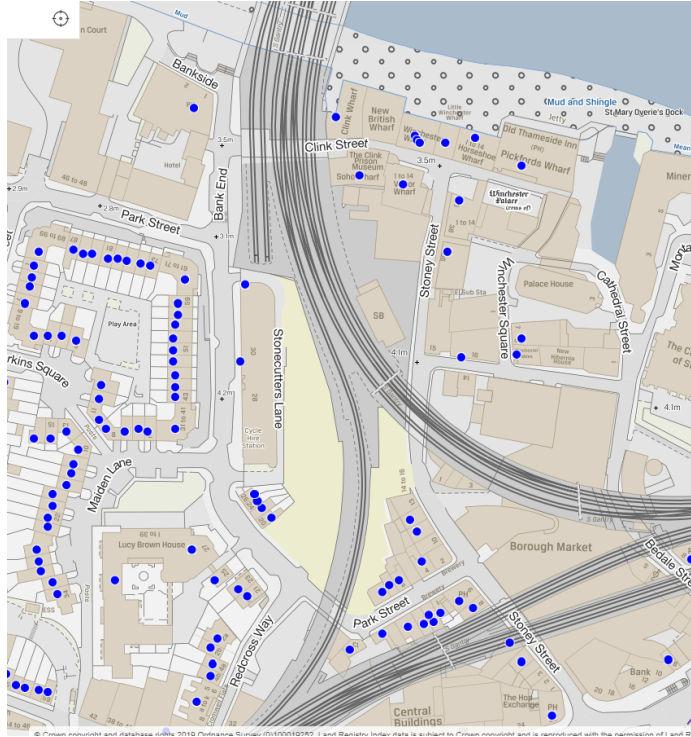
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

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Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 00:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

There is no external area proposed in connection to this unit, therefore condition 14 can be removed.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH



Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 208**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 208, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a restaurant use, opening between the hours of 07:00-00:30 Monday-Sunday, with following licensable activities sought between 10:00 – 00:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Restaurant Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

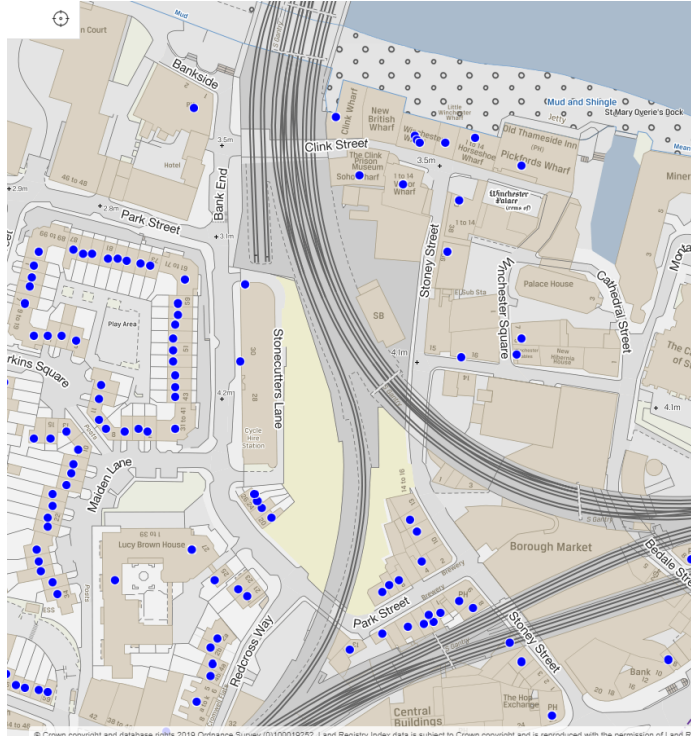
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 00:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

There is no external area proposed in connection to this unit, therefore condition 14 can be removed.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH



Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 213**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 213, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a restaurant use, opening between the hours of 07:00-00:30 Monday-Sunday, with following licensable activities sought between 10:00 – 00:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

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Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

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The following conditions that are relevant to public nuisance were included in the planning permission:

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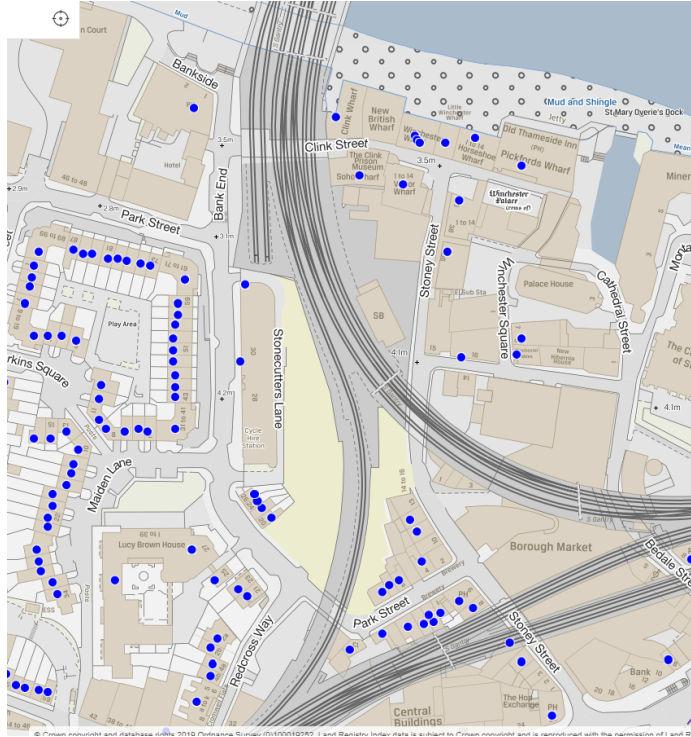
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EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

There is no external area proposed in connection to this unit, therefore condition 14 can be removed.

Kind regards,

Mark Prickett
Principal Enforcement Officer
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3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH



Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 215**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 215, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a bar use, opening between the hours of 07:00-01:30 Monday-Sunday, with following licensable activities sought between 10:00 – 01:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Wine-Bar/Bar Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

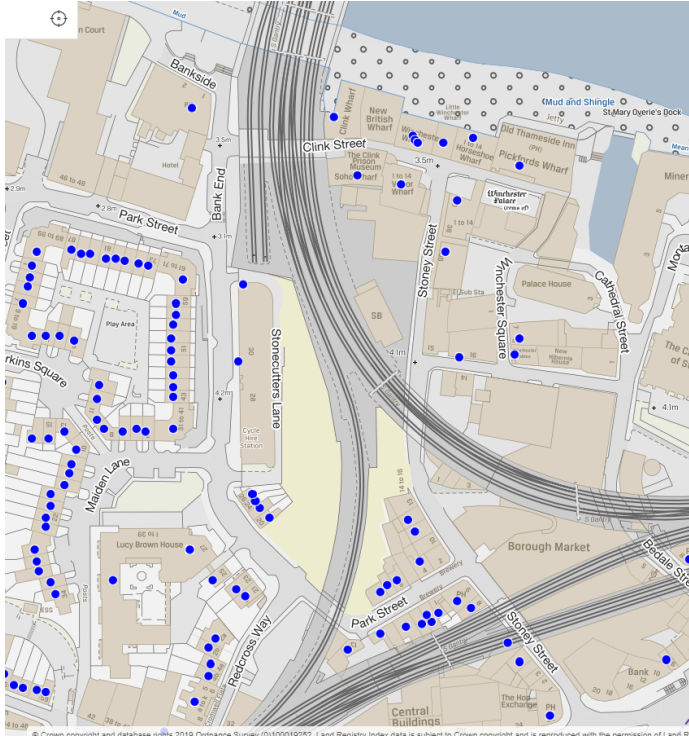
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 01:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

There is no external area proposed in connection to this unit, therefore condition 16 can be removed.

The main entrance/exit to this unit appears to be via Stoney St. There are existing residents on Stoney Street overlooking this part of the street. Operating this bar to 01:30 could conceivably create public nuisance both from patrons coming and going but also from noise leakage whenever the door is opened. A lobbied entrance is not shown on the plans, and EPT would request this as an additional noise controlling measure. The recommended conditions are as follows:

- That acoustic seals and self-closers (in accordance with BS EN 1154:1997) shall be installed to doors leading out to external areas so as to minimise sound escape from the premises.
- That an acoustic lobby of adequate dimensions and providing sufficient residence time shall be installed to the front door entrance so as to minimise sound escape from the premises.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH



Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 219**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 219, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a restaurant use, opening between the hours of 07:00-00:30 Monday-Sunday, with following licensable activities sought between 10:00 – 00:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Restaurant Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

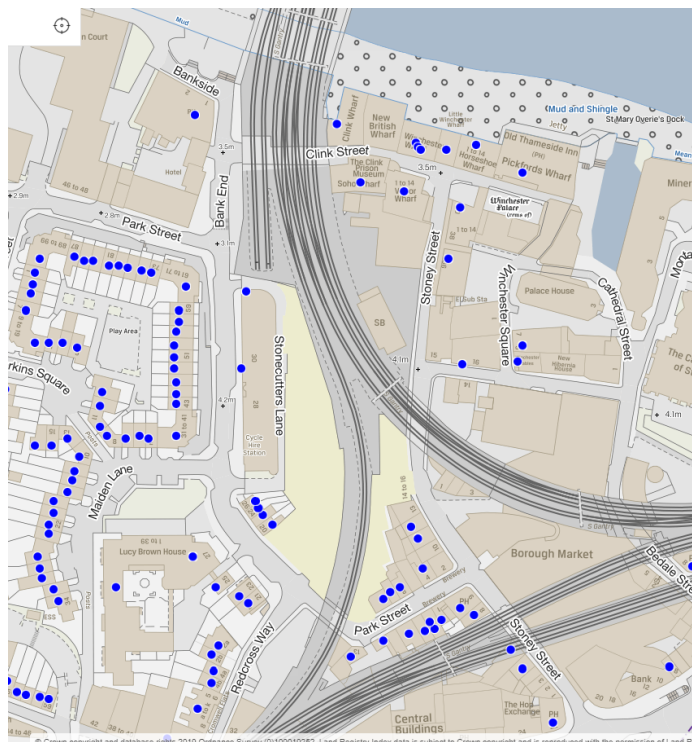
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 00:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

There is no external area proposed in connection to this unit, therefore condition 14 can be removed.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

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3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH



Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 229**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 229, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a restaurant use, opening between the hours of 07:00-00:30 Monday-Sunday, with following licensable activities sought between 10:00 – 00:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Restaurant Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

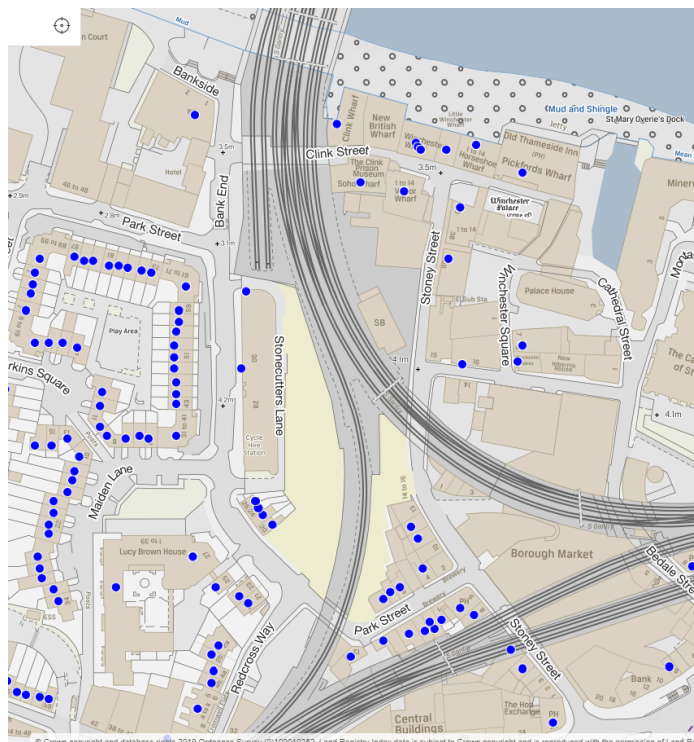
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 00:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

With regards to conditions 14 & 15, this is believed to be the space to the west of the unit leading to Bank End. This needs to be specified within the condition.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH



Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 230**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 230, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a bar use, opening between the hours of 07:00-01:30 Monday-Sunday, with following licensable activities sought between 10:00 – 01:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Wine-Bar/Bar Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

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“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

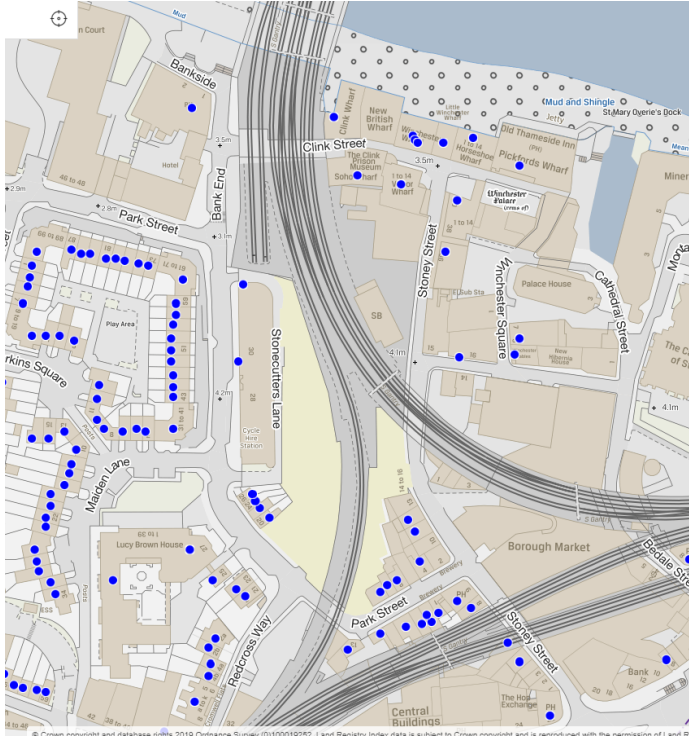
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 01:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

With regards to conditions 16 & 17, this is believed to be the space to the west of the unit leading to Bank End. This needs to be specified within the condition.

The main entrance/exit to this unit is on to Bank End. There are existing residents on junction with Park St and Bank End, as well as residents at the top floors of 30 Park Street overlooking this part of the street. Operating this bar to 01:30 could conceivably create public nuisance both from patrons coming and going but also from noise leakage whenever the door is opened. A lobbied entrance is not shown on the plans, and EPT would request this as an additional noise controlling measure. The recommended conditions are as follows:

- That acoustic seals and self-closers (in accordance with BS EN 1154:1997) shall be installed to doors leading out to external areas so as to minimise sound escape from the premises.
- That an acoustic lobby of adequate dimensions and providing sufficient residence time shall be installed to the front door entrance so as to minimise sound escape from the premises.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services, 3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London, SE1 2QH



Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 231**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 231, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a restaurant use, opening between the hours of 07:00-00:30 Monday-Sunday, with following licensable activities sought between 10:00 – 00:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Restaurant Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

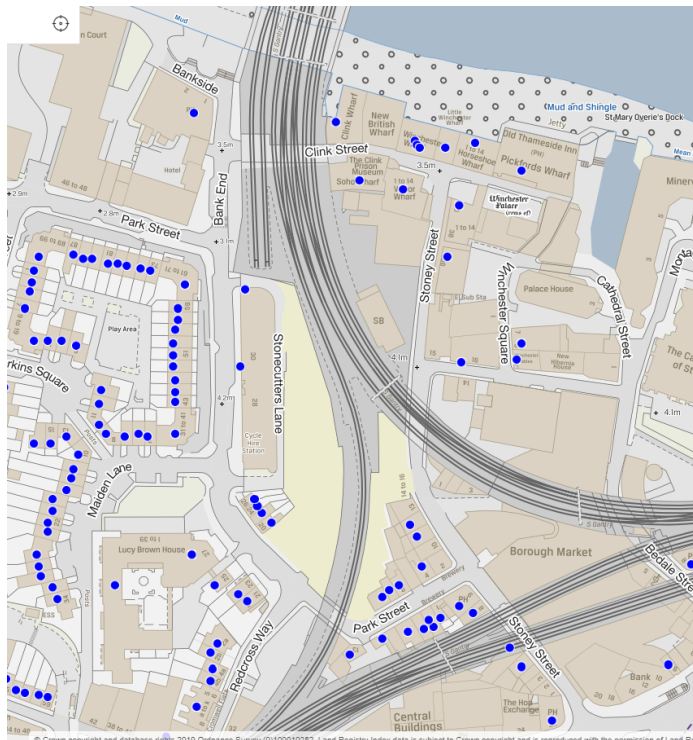
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 00:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

With regards to conditions 14 & 15, this is believed to be the space to the west of the unit leading to Bank End. This needs to be specified within the condition.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH



Mark Prickett
Environmental Protection Team

Date: 08/06/2021

Dear Licensing,

*Re: Premises licence application for **Unit 232**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 232, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a restaurant use, opening between the hours of 07:00-00:30 Monday-Sunday, with following licensable activities sought between 10:00 – 00:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Restaurant Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

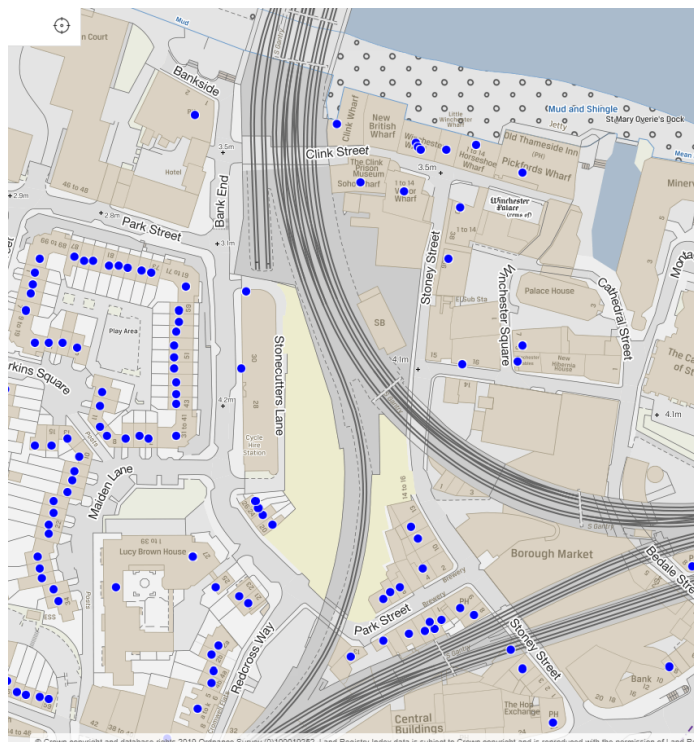
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 00:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

With regards to conditions 14 & 15, this is believed to be the space to the west of the unit leading to Bank End. This needs to be specified within the condition.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

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3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH



Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 192A**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 192A, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a bar use, opening between the hours of 07:00-01:30 Monday-Sunday, with following licensable activities sought between 10:00 – 01:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Wine-Bar/Bar Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

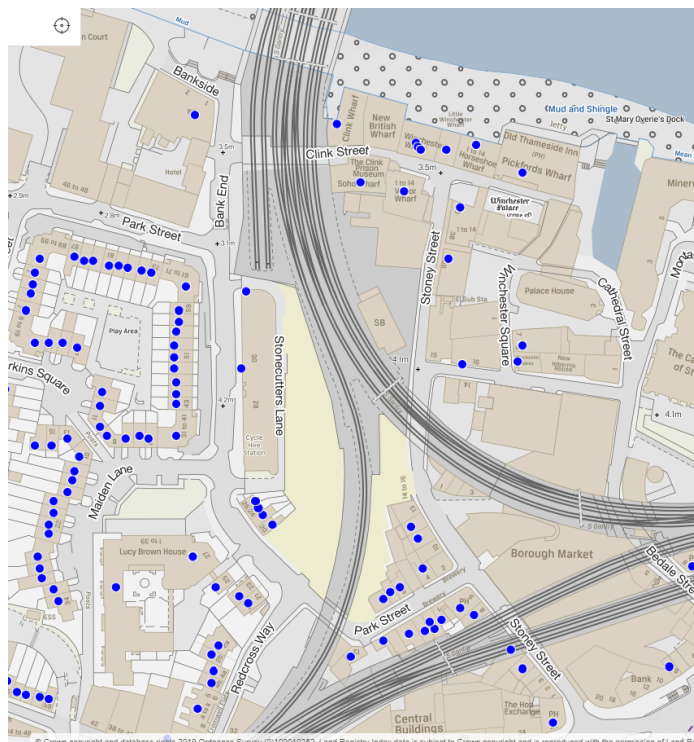
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 01:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

There is no external area proposed in connection to this unit, therefore condition 16 can be removed. The first floor plan shows an entrance/exit door onto a terrace, however it is not clear if this is to be used in connection to the bar? Please can the applicant clarify?

The entrance/exit to this unit is on to Park St. There are numerous existing residents overlooking this part of the street to the east of the railway line. Operating this bar to 01:30 could conceivably create public nuisance both from patrons coming and going but also from noise leakage whenever the door is opened. A lobbied entrance is not shown on the plans, and EPT would request this as an additional noise controlling measure. The recommended conditions are as follows:

- That acoustic seals and self-closers (in accordance with BS EN 1154:1997) shall be installed to doors leading out to external areas so as to minimise sound escape from the premises.
- That an acoustic lobby of adequate dimensions and providing sufficient residence time shall be installed to the front door entrance so as to minimise sound escape from the premises.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH



Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 205**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 205, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a bar use, opening between the hours of 07:00-01:30 Monday-Sunday, with following licensable activities sought between 10:00 – 01:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Wine-Bar/Bar Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

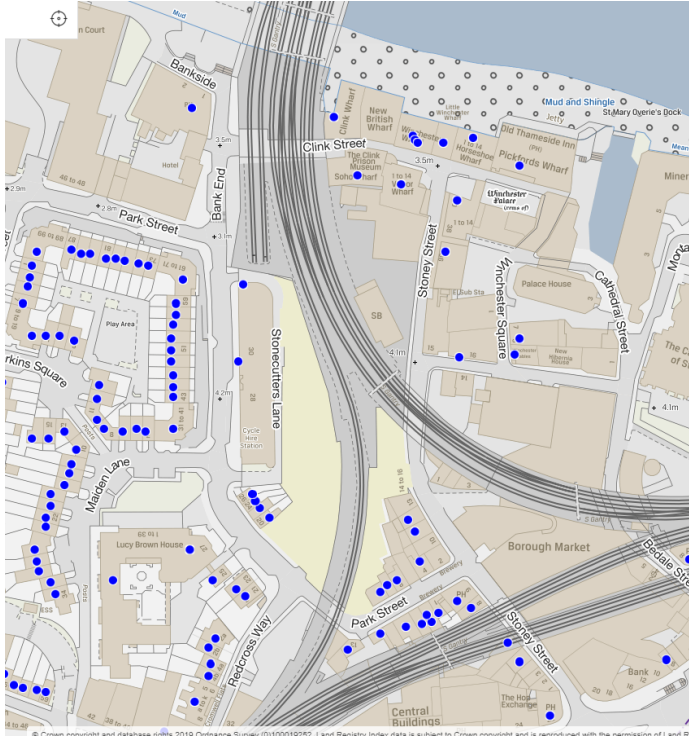
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 01:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

There is no external area proposed in connection to this unit, therefore condition 16 can be removed.

The main entrance/exit to this unit appears to be via Stoney St. There are existing residents on Stoney Street overlooking this part of the street. Operating this bar to 01:30 could conceivably create public nuisance both from patrons coming and going but also from noise leakage whenever the door is opened. A lobbied entrance is not shown on the plans, and EPT would request this as an additional noise controlling measure. The recommended conditions are as follows:

- That acoustic seals and self-closers (in accordance with BS EN 1154:1997) shall be installed to doors leading out to external areas so as to minimise sound escape from the premises.
- That an acoustic lobby of adequate dimensions and providing sufficient residence time shall be installed to the front door entrance so as to minimise sound escape from the premises.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH



Mark Prickett
Environmental Protection Team

Date: 30/03/2021

Dear Licensing,

*Re: Premises licence application for **Unit 207**, Borough Yards Development, 1 Bank End, London, SE1 9BU*

Southwark Council's Environmental Protection Team (EPT) have reviewed the new premises licence for Unit 207, Borough Yards Development, 1 Bank End, London, SE1 9BU.

This premises is part of the wider Borough Yards redevelopment site that is nearing completion.

The proposal is for a bar use, opening between the hours of 07:00-01:30 Monday-Sunday, with following licensable activities sought between 10:00 – 01:00 Monday to Sunday; films (indoors), recorded music (indoors), late night refreshment (both indoors and outdoors) and supply of alcohol (both on and off the premises).

The 'Borough Yard, Wine-Bar/Bar Applications, Proposed Draft Conditions' document has been reviewed.

Planning history

The original planning permission for the Borough Yards project was granted under planning application **15/AP/3066** for:

"Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space."

The variation of plans was granted consent under **19/AP/1649**, for:

“Variation of condition 2 (approved plans) of planning permission 15/AP/3066 for 'Redevelopment of 1 Bank End, including reuse of railway arches and rebuilding and extension of the rear of Thames House, Park Street (behind retained facade); remodelling of Wine Wharf building on Stoney Street and development of a two storey building at 16 Park Street, all to provide a development reaching a maximum height of 6 storeys (maximum building height 27.419m AOD) comprising retail units (flexible class A1 shops, A3 cafes/restaurants and A4 drinking establishments use) at ground and first floor levels, a gallery (Class D1 use) at ground floor level, office floorspace (Class B1 use) at ground up to fifth floor level, a cinema (Class D2 use) at ground floor and basement level, associated cycle parking spaces at basement, associated refuse and recycling with new public access routes and public open space' to make minor-material amendments including:

Alterations to internal retail layouts dictated by an updated Fire Strategy,

Alterations to the west elevation of Building 02,

Alterations to the east elevation of Building 02 dictated by change of first floor use; and

Alterations to elevations of Building 04.”

The following conditions that are relevant to public nuisance were included in the planning permission:

21. Unless already approved under 15/AP/3066 dated 24/03/2017, All kitchen extract systems shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). Prior to the commencement of use of any commercial unit where food will be prepared, full particulars and details of a scheme for the ventilation of the kitchen to an appropriate outlet level, including details of sound attenuation for any necessary plant, filtration systems and the standard of dilution of exhaust air expected, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

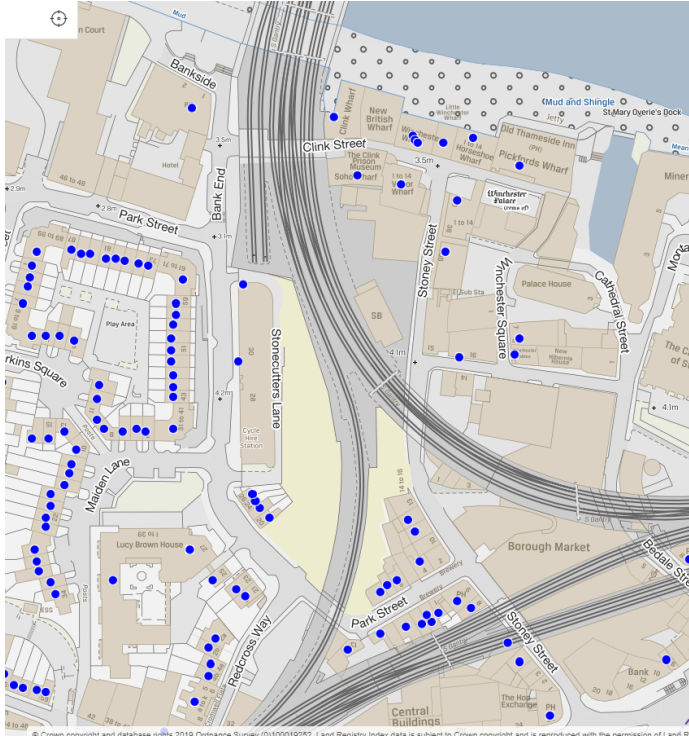
In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

24. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 07:00 - 10:00, Sundays/ Bank Holidays - 08:00 - 10:00 hours.

Reason To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

25. a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day. b) The gallery and cinema (Class D2) shall not be carried on outside the hours of 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.



Regarding operating hours and with regards to condition 25 above, the council has already addressed potential noise, nuisance and residential amenity impact of the operations of this new redevelopment on the existing surrounding residents. The map attached shows surrounding residential properties in blue dots, which confirms there are existing residents surrounding Borough Yards site on all corners and sides.

Sections 100-104 of Southwark's Licensing Policy 2021-2026 addresses the relationship between the planning and licensing regimes.

Section 101 states "this Authority will look to ensure proper integration with the planning regime". Furthermore, and with specific reference to the requested extended hours beyond existing permitting planning permitted hours, the policy states "the Council may expect the Applicant to address the reasons why planning permission had not been firstly sought and / or granted and provide reasons as to why licensing consent should be". The reasons for extended hours via an email from Gary Grant, dated Wednesday, February 17, 2021 5:55 PM are noted.

EPT stance

EPT raise objection to this premises licence application.

EPT raise concerns over public nuisance being caused from the operating of this premises to the numerous nearby residents from the opening of the premises to 01:30.

The site is in the Borough & Bankside cumulative impact area (CIA), which is detailed further in section 6 of Southwark's Licensing Policy 2021-2026. The site as a whole will be attracting guests to enter and leave the site from the Park Street, Clink Street & Stoney Street entrances/exits, some of which are completely new pedestrian routes. There is concern that as a result of this application existing local residents will now be exposed to public nuisance from the dispersal and noise from patrons coming and going from the site, when at present they are not exposed to this.

Whilst a dispersal policy condition is proposed and agreed with, in reality the only way to ensure public nuisance will not occur after a certain time is to control the issue via operating hours. The operating hours for the whole site, including this premises, has already stipulated within the relevant planning consent.

EPT therefore request the applicant amend the operating hours to align with the planning permission, so that operating hours are between 08:00 – 00:00 (midnight).

There is no external area proposed in connection to this unit, therefore condition 16 can be removed.

The main entrance/exit to this unit appears to be via Stoney St. There are existing residents on Stoney Street overlooking this part of the street. Operating this bar to 01:30 could conceivably create public nuisance both from patrons coming and going but also from noise leakage whenever the door is opened. A lobbied entrance is not shown on the plans, and EPT would request this as an additional noise controlling measure. The recommended conditions are as follows:

- That acoustic seals and self-closers (in accordance with BS EN 1154:1997) shall be installed to doors leading out to external areas so as to minimise sound escape from the premises.
- That an acoustic lobby of adequate dimensions and providing sufficient residence time shall be installed to the front door entrance so as to minimise sound escape from the premises.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,
SE1 2QH

From: Prickett, Mark
Sent: Friday, June 11, 2021 2:33 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>; Mills, Dorcas <Dorcas.Mills@SOUTHWARK.GOV.UK>
Cc: Gary Grant <Gary.Grant@ftbchambers.co.uk>; Marcus Lavell <Marcus.Lavell@keystonelaw.co.uk>
Subject: RE: Borough Yards Applications

Dear Licensing,

The Environmental Protection Team (EPT) have reviewed the additional information provided by the applicant.

The list of conditions for both bar and restaurant premises has been reviewed again as well as noting the revised terminal hour of midnight for all premises. EPT are satisfied with the applications and no longer have any outstanding concerns with any of the premises.

EPT's representations have now been conciliated for all units Units 001, 192, 192A, 193, 205, 207, 208, 213, 215, 219, 229, 230, 231 & 232.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services, 3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX
Office address (By appointment only): Southwark Council, 160 Tooley Street, London, SE1 2QH

MEMO: Licensing Unit

To	Licensing Unit	Date	30 March 2021
From	Jayne Tear		
Email	jayne.tear@southwark.gov.uk		

Subject Re: Unit 001, Unit 001, Borough Yards Development, Bank End, London, SE1 9BU (REF874291) – Application for a premises licence

I write with regards to the above application for a premises licence submitted by Mark Bermondsey (Guernsey) Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Films (indoors) on Monday to Sunday from 10:00 to 00:00
- Recorded music (indoors) on Monday to Sunday from 10:00 to 00:00
- Late night refreshment (indoors and outdoors) on Monday to Sunday from 23:00 to 00:00
- Supply of alcohol (on and off the premises) on Monday to Sunday from 10:00 to 00:00
- Overall opening times shall be on Monday to Sunday from 07:00 to 00:30 the following day

Non standards timings:

- Licensable activities shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day
- Opening hours shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day

The premises is described within the application as a *'Restaurant'*.

My representation is based on the Southwark Statement of Licensing Policy 2021 – 2026 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and under the Southwark Statement of Licensing Policy 2021 – 2026 the appropriate closing times for restaurants and cafes on Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00 hours

The premises also falls within the cumulative impact area (CIA) for Borough and Bankside. Under the Southwark Statement of Licensing Policy 2021 - 2026 the local CIA applies to night clubs, public houses & bars, restaurants & cafes, off-licences, supermarkets, convenience stores and similar premises.

Section six of the policy (from page 34) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 149 of the policy and this premises falls into the class of premises in 150 of the policy.

Therefore under 131 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

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

To promote the licensing objectives I ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate in the licensing policy on a Sunday to Thursday for a restaurant in this area and to amend the licensable activities as such, allowing half an hour drinking up time (for on sales) as follows:

- Overall opening times shall be on Sunday to Thursday to cease at 00:00
- Supply of alcohol (on the premises) on Sunday to Thursday to cease at 23:30

Furthermore due to the limited information on the application form and to promote the licensing objectives I ask the applicant to provide the following information:

To provide an accommodation limit for the premises. Once this information is provided I would request that the following condition is added to the operating schedule and condition 29 provided in the operating schedule proposed draft conditions is removed.

- The accommodation limit for the premises shall not exceed **XXX** persons (excluding staff)

To provide a copy of the written dispersal policy mentioned in condition 22 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 22:

- The written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy

To provide a copy of the Operational Management Plan as mentioned in condition 12 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 12

- The premises shall operate in accordance with the Boroughs Yards Operational Management Plan which shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the plan.

The premises plan submitted with this application does not show a, '*area hatched black*' (1); '*external area marked on the plan*' (13), or '*designated smoking area*' (14) and my representation is regarding the application submitted which includes the premises plan

provided at the time of the application, therefore I request that conditions (1), (13), (14) & of the operating schedule proposed draft conditions are amended as follows:

- (1) The Supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal.
- (13) – There is a red area on the plan provided with this application however it is not clear that this is the external area where tables and chairs will be with reference to condition 13. I therefore seek clarification on this point.
- (14). Patrons shall not be permitted to use the external area to the front/rear of the premises after 22:00 apart for access and egress.

I may submit further comments once all of the information is received.

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

Southwark's Statement of Licensing Policy 2021 – 2026 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 Licensing Authority as a Responsible Authority

MEMO: Licensing Unit

To	Licensing Unit	Date	30 March 2021
From	Jayne Tear		
Email	jayne.tear@southwark.gov.uk		

Subject Re: Unit 192, Unit192, Borough Yards Development, 1 Bank End, London, SE1 9BU (REF 874299) – Application for a premises licence

I write with regards to the above application for a premises licence submitted by Mark Bermondsey (Guernsey) Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Films (indoors) on Monday to Sunday from 10:00 to 00:00
- Recorded music (indoors) on Monday to Sunday from 10:00 to 00:00
- Late night refreshment (indoors and outdoors) on Monday to Sunday from 23:00 to 00:00
- Supply of alcohol (on and off the premises) on Monday to Sunday from 10:00 to 00:00
- Overall opening times shall be on Monday to Sunday from 07:00 to 00:30 the following day

Non standards timings:

- Licensable activities shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day
- Opening hours shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day

The premises is described within the application as a '*Restaurant*'.

My representation is based on the Southwark Statement of Licensing Policy 2021 – 2026 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and under the Southwark Statement of Licensing Policy 2021 – 2026 the appropriate closing times for restaurants and cafes on Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00 hours

The premises also falls within the cumulative impact area (CIA) for Borough and Bankside. Under the Southwark Statement of Licensing Policy 2021 - 2026 the local CIA applies to night clubs, public houses & bars, restaurants & cafes, off-licences, supermarkets, convenience stores and similar premises.

Section six of the policy (from page 34) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 149 of the policy and this premises falls into the class of premises in 150 of the policy.

Therefore under 131 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

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

To promote the licensing objectives I ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate in the licensing policy on a Sunday to Thursday for a restaurant in this area and to amend the licensable activities as such, allowing half an hour drinking up time (for on sales) as follows:

- Overall opening times shall be on Sunday to Thursday to cease at 00:00
- Supply of alcohol (on the premises) on Sunday to Thursday to cease at 23:30

Furthermore due to the limited information on the application form and to promote the licensing objectives I ask the applicant to provide the following information:

To provide an accommodation limit for the premises. Once this information is provided I would request that the following condition is added to the operating schedule and condition 29 provided in the operating schedule proposed draft conditions is removed.

- The accommodation limit for the premises shall not exceed **XXX** persons (excluding staff)

To provide a copy of the written dispersal policy mentioned in condition 22 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 22:

- The written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy

To provide a copy of the Operational Management Plan as mentioned in condition 12 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 12

- The premises shall operate in accordance with the Boroughs Yards Operational Management Plan which shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the plan.

The premises plan submitted with this application does not show a, '*area hatched black*' (1); '*external area marked on the plan*' (13), or '*designated smoking area*' (14) and my representation is regarding the application submitted which includes the premises plan

provided at the time of the application, therefore I request that conditions (1), (13), (14) & of the operating schedule proposed draft conditions are amended as follows:

- (1) The Supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal.
- (13) – this condition should be removed as an '*external area marked on the plan*' has not been included with this application.
- (14). Patrons shall not be permitted to use the external area to the front/rear of the premises after 22:00 apart for access and egress.

I may submit further comments once all of the information is received.

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

Southwark's Statement of Licensing Policy 2021 – 2026 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 Licensing Authority as a Responsible Authority

MEMO: Licensing Unit

To	Licensing Unit	Date	30 March 2021
From	Jayne Tear		
Email	jayne.tear@southwark.gov.uk		

Subject Re: Unit 193, Unit 193, Borough Yards Development, 1 Bank End, London, SE1 9BU (REF 874304) – Application for a premises licence

I write with regards to the above application for a premises licence submitted by Mark Bermondsey (Guernsey) Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Films (indoors) on Monday to Sunday from 10:00 to 00:00
- Recorded music (indoors) on Monday to Sunday from 10:00 to 00:00
- Late night refreshment (indoors and outdoors) on Monday to Sunday from 23:00 to 00:00
- Supply of alcohol (on and off the premises) on Monday to Sunday from 10:00 to 00:00
- Overall opening times shall be on Monday to Sunday from 07:00 to 00:30 the following day

Non standards timings:

- Licensable activities shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day
- Opening hours shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day

The premises is described within the application as a *'Restaurant'*.

My representation is based on the Southwark Statement of Licensing Policy 2021 – 2026 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and under the Southwark Statement of Licensing Policy 2021 – 2026 the appropriate closing times for restaurants and cafes on Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00 hours

The premises also falls within the cumulative impact area (CIA) for Borough and Bankside. Under the Southwark Statement of Licensing Policy 2021 - 2026 the local CIA applies to night clubs, public houses & bars, restaurants & cafes, off-licences, supermarkets, convenience stores and similar premises.

Section six of the policy (from page 34) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 149 of the policy and this premises falls into the class of premises in 150 of the policy.

Therefore under 131 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

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

To promote the licensing objectives I ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate in the licensing policy on a Sunday to Thursday for a restaurant in this area and to amend the licensable activities as such, allowing half an hour drinking up time (for on sales) as follows:

- Overall opening times shall be on Sunday to Thursday to cease at 00:00
- Supply of alcohol (on the premises) on Sunday to Thursday to cease at 23:30

Furthermore due to the limited information on the application form and to promote the licensing objectives I ask the applicant to provide the following information:

To provide an accommodation limit for the premises. Once this information is provided I would request that the following condition is added to the operating schedule and condition 29 provided in the operating schedule proposed draft conditions is removed.

- The accommodation limit for the premises shall not exceed **XXX** persons (excluding staff)

To provide a copy of the written dispersal policy mentioned in condition 22 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 22:

- The written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy

To provide a copy of the Operational Management Plan as mentioned in condition 12 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 12

- The premises shall operate in accordance with the Boroughs Yards Operational Management Plan which shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the plan.

The premises plan submitted with this application does not show a, '*area hatched black*' (1); '*external area marked on the plan*' (13), or '*designated smoking area*' (14) and my representation is regarding the application submitted which includes the premises plan

provided at the time of the application, therefore I request that conditions (1), (13), (14) & of the operating schedule proposed draft conditions are amended as follows:

- (1) The Supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal.
- (13) – There is a red area on the plan provided with this application however it is not clear that this is the external area where tables and chairs will be with reference to condition 13. I therefore seek clarification on this point.
- (14). Patrons shall not be permitted to use the external area to the front/rear of the premises after 22:00 apart for access and egress.

I may submit further comments once all of the information is received.

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

Southwark's Statement of Licensing Policy 2021 – 2026 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 Licensing Authority as a Responsible Authority

MEMO: Licensing Unit

To	Licensing Unit	Date	30 March 2021
From	Jayne Tear		
Email	jayne.tear@southwark.gov.uk		

Subject Re: Unit 208, Unit 208, Borough Yards Development, Bank End, London, SE1 9BU (REF 874294) – Application for a premises licence

I write with regards to the above application for a premises licence submitted by Mark Bermondsey (Guernsey) Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Films (indoors) on Monday to Sunday from 10:00 to 00:00
- Recorded music (indoors) on Monday to Sunday from 10:00 to 00:00
- Late night refreshment (indoors and outdoors) on Monday to Sunday from 23:00 to 00:00
- Supply of alcohol (on and off the premises) on Monday to Sunday from 10:00 to 00:00
- Overall opening times shall be on Monday to Sunday from 07:00 to 00:30 the following day

Non standards timings:

- Licensable activities shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day
- Opening hours shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day

The premises is described within the application as a *'Restaurant'*.

My representation is based on the Southwark Statement of Licensing Policy 2021 – 2026 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and under the Southwark Statement of Licensing Policy 2021 – 2026 the appropriate closing times for restaurants and cafes on Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00 hours

The premises also falls within the cumulative impact area (CIA) for Borough and Bankside. Under the Southwark Statement of Licensing Policy 2021 - 2026 the local CIA applies to night clubs, public houses & bars, restaurants & cafes, off-licences, supermarkets, convenience stores and similar premises.

Section six of the policy (from page 34) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 149 of the policy and this premises falls into the class of premises in 150 of the policy.

Therefore under 131 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

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

To promote the licensing objectives I ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate in the licensing policy on a Sunday to Thursday for a restaurant in this area and to amend the licensable activities as such, allowing half an hour drinking up time (for on sales) as follows:

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- Supply of alcohol (on the premises) on Sunday to Thursday to cease at 23:30

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To provide an accommodation limit for the premises. Once this information is provided I would request that the following condition is added to the operating schedule and condition 29 provided in the operating schedule proposed draft conditions is removed.

- The accommodation limit for the premises shall not exceed **XXX** persons (excluding staff)

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- The written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy

To provide a copy of the Operational Management Plan as mentioned in condition 12 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 12

- The premises shall operate in accordance with the Boroughs Yards Operational Management Plan which shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the plan.

The premises plan submitted with this application does not show a, '*area hatched black*' (1); '*external area marked on the plan*' (13), or '*designated smoking area*' (14) and my representation is regarding the application submitted which includes the premises plan

provided at the time of the application, therefore I request that conditions (1), (13), (14) & of the operating schedule proposed draft conditions are amended as follows:

- (1) The Supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal.
- (13) – this condition should be removed as an '*external area marked on the plan*' has not been included with this application.
- (14). Patrons shall not be permitted to use the external area to the front/rear of the premises after 22:00 apart for access and egress.

I may submit further comments once all of the information is received.

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

Southwark's Statement of Licensing Policy 2021 – 2026 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 Licensing Authority as a Responsible Authority

MEMO: Licensing Unit

To	Licensing Unit	Date	30 March 2021
From	Jayne Tear		
Email	jayne.tear@southwark.gov.uk		

Subject Re: Unit 213, Unit 213, Borough Yards Development, 1 Bank End, London, SE1 9BU (REF 874301) – Application for a premises licence

I write with regards to the above application for a premises licence submitted by Mark Bermondsey (Guernsey) Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Films (indoors) on Monday to Sunday from 10:00 to 00:00
- Recorded music (indoors) on Monday to Sunday from 10:00 to 00:00
- Late night refreshment (indoors and outdoors) on Monday to Sunday from 23:00 to 00:00
- Supply of alcohol (on and off the premises) on Monday to Sunday from 10:00 to 00:00
- Overall opening times shall be on Monday to Sunday from 07:00 to 00:30 the following day

Non standards timings:

- Licensable activities shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day
- Opening hours shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day

The premises is described within the application as a *'Restaurant'*.

My representation is based on the Southwark Statement of Licensing Policy 2021 – 2026 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and under the Southwark Statement of Licensing Policy 2021 – 2026 the appropriate closing times for restaurants and cafes on Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00 hours

The premises also falls within the cumulative impact area (CIA) for Borough and Bankside. Under the Southwark Statement of Licensing Policy 2021 - 2026 the local CIA applies to night clubs, public houses & bars, restaurants & cafes, off-licences, supermarkets, convenience stores and similar premises.

Section six of the policy (from page 34) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 149 of the policy and this premises falls into the class of premises in 150 of the policy.

Therefore under 131 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

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

To promote the licensing objectives I ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate in the licensing policy on a Sunday to Thursday for a restaurant in this area and to amend the licensable activities as such, allowing half an hour drinking up time (for on sales) as follows:

- Overall opening times shall be on Sunday to Thursday to cease at 00:00
- Supply of alcohol (on the premises) on Sunday to Thursday to cease at 23:30

Furthermore due to the limited information on the application form and to promote the licensing objectives I ask the applicant to provide the following information:

To provide an accommodation limit for the premises. Once this information is provided I would request that the following condition is added to the operating schedule and condition 29 provided in the operating schedule proposed draft conditions is removed.

- The accommodation limit for the premises shall not exceed **XXX** persons (excluding staff)

To provide a copy of the written dispersal policy mentioned in condition 22 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 22:

- The written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy

To provide a copy of the Operational Management Plan as mentioned in condition 12 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 12

- The premises shall operate in accordance with the Boroughs Yards Operational Management Plan which shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the plan.

The premises plan submitted with this application does not show a, '*area hatched black*' (1); '*external area marked on the plan*' (13), or '*designated smoking area*' (14) and my representation is regarding the application submitted which includes the premises plan

provided at the time of the application, therefore I request that conditions (1), (13), (14) & of the operating schedule proposed draft conditions are amended as follows:

- (1) The Supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal.
- (13) – this condition should be removed as an '*external area marked on the plan*' has not been included with this application.
- (14). Patrons shall not be permitted to use the external area to the front/rear of the premises after 22:00 apart for access and egress.

I may submit further comments once all of the information is received.

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

Southwark's Statement of Licensing Policy 2021 – 2026 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 Licensing Authority as a Responsible Authority

MEMO: Licensing Unit

To	Licensing Unit	Date	30 March 2021
From	Jayne Tear		
Email	jayne.tear@southwark.gov.uk		

Subject Re: Unit 215, Unit 215, Borough Yards Development, 1 Bank End, London, SE1 9BU (Ref 874310) - Application to for a premises licence.

I write with regards to the above application for a premises licence submitted by Mark Bermondsey (Guernsey) Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Films (indoors) on Monday to Sunday from 10:00 to 01:00 the following day
- Recorded music (indoors) on Monday to Sunday from 10:00 to 01:00 the following day
- Late night refreshment (indoors and outdoors) on Monday to Sunday from 23:00 to 01:00 the following day
- Supply of alcohol (on and off the premises) on Monday to Sunday from 10:00 to 01:00 the following day
- Overall opening times shall be on Monday to Sunday from 07:00 to 01:30 the following day

Non standards timings:

- Licensable activities shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day
- Opening hours shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day

The premises is described within the application as a *'Bar'*.

My representation is based on the Southwark Statement of Licensing Policy 2021 – 2026 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and under the Southwark Statement of Licensing Policy 2021 – 2026 the appropriate closing times for public houses, wine bars or other drinking establishments on Sunday to Thursday is 23:00 hours and for Friday and Saturday is 00:00 hours.

The premises also falls within the cumulative impact area (CIA) for Borough and Bankside. Under the Southwark Statement of Licensing Policy 2021 - 2026 the local CIA applies to night clubs, public houses & bars, restaurants & cafes, off-licences, supermarkets, convenience stores and similar premises.

Section six of the policy (from page 34) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 149 of the policy and this premises falls into the class of premises in 150 of the policy.

Therefore under 131 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

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

To promote the licensing objectives I ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate for a Bar in this area in the licensing policy and to amend the licensable activities as such, allowing half an hour drinking up time (for on sales) as follows:

- Overall opening times shall be on Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Supply of alcohol (on the premises) on Sunday to Thursday to cease at 22:30 and on Friday and Saturday to cease at 23:30
- Supply of alcohol (off the premises) Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Films (indoors) on Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Recorded music (indoors) on Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Late night refreshment (indoors and outdoors) on Sunday to Thursday to be removed and on Friday and Saturday to cease at 00:00

Furthermore due to the limited information on the application form and to promote the licensing objectives I ask the applicant to provide the following information:

To provide an accommodation limit for the premises. Once this information is provided I would request that the following condition is added to the operating schedule and condition 30 provided in the operating schedule proposed draft conditions is removed.

- The accommodation limit for the premises shall not exceed **XXX** persons (excluding staff)

To provide a copy of the written dispersal policy mentioned in condition 23 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 23:

- The written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy

To provide a copy of the Operational Management Plan as mentioned in condition 14 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 14

- The premises shall operate in accordance with the Boroughs Yards Operational Management Plan which shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the plan.

The premises plan submitted with this application does not show a 'designated outside area'(15) or 'designated smoking area' (16) and my representation is regarding the application submitted which includes the premises plan provided at the time of the application, therefore I request that conditions 15 & 16 of the operating schedule proposed draft conditions are amended as follows:

- 15. All sales of alcohol for consumption off the premises shall be provided in sealed containers and taken away from the premises.
- 16. Patrons shall not be permitted to use the external area to the front/of the premises after 22:00 apart for access and egress.

I may submit further comments once all of the information is received.

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

Southwark's Statement of Licensing Policy 2021 – 2026 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 Licensing Authority as a Responsible Authority

MEMO: Licensing Unit

To	Licensing Unit	Date	30 March 2021
From	Jayne Tear		
Email	jayne.tear@southwark.gov.uk		

Subject Re: Unit 219, Unit 219, Borough Yards Development, 1 Bank End, London, SE1 9BU (REF 874313) – Application for a premises licence

I write with regards to the above application for a premises licence submitted by Mark Bermondsey (Guernsey) Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Films (indoors) on Monday to Sunday from 10:00 to 00:00
- Recorded music (indoors) on Monday to Sunday from 10:00 to 00:00
- Late night refreshment (indoors and outdoors) on Monday to Sunday from 23:00 to 00:00
- Supply of alcohol (on and off the premises) on Monday to Sunday from 10:00 to 00:00
- Overall opening times shall be on Monday to Sunday from 07:00 to 00:30 the following day

Non standards timings:

- Licensable activities shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day
- Opening hours shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day

The premises is described within the application as a *'Restaurant'*.

My representation is based on the Southwark Statement of Licensing Policy 2021 – 2026 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and under the Southwark Statement of Licensing Policy 2021 – 2026 the appropriate closing times for restaurants and cafes on Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00 hours

The premises also falls within the cumulative impact area (CIA) for Borough and Bankside. Under the Southwark Statement of Licensing Policy 2021 - 2026 the local CIA applies to night clubs, public houses & bars, restaurants & cafes, off-licences, supermarkets, convenience stores and similar premises.

Section six of the policy (from page 34) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 149 of the policy and this premises falls into the class of premises in 150 of the policy.

Therefore under 131 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

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

To promote the licensing objectives I ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate in the licensing policy on a Sunday to Thursday for a restaurant in this area and to amend the licensable activities as such, allowing half an hour drinking up time (for on sales) as follows:

- Overall opening times shall be on Sunday to Thursday to cease at 00:00
- Supply of alcohol (on the premises) on Sunday to Thursday to cease at 23:30

Furthermore due to the limited information on the application form and to promote the licensing objectives I ask the applicant to provide the following information:

To provide an accommodation limit for the premises. Once this information is provided I would request that the following condition is added to the operating schedule and condition 29 provided in the operating schedule proposed draft conditions is removed.

- The accommodation limit for the premises shall not exceed **XXX** persons (excluding staff)

To provide a copy of the written dispersal policy mentioned in condition 22 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 22:

- The written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy

To provide a copy of the Operational Management Plan as mentioned in condition 12 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 14

- The premises shall operate in accordance with the Boroughs Yards Operational Management Plan which shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the plan.

The premises plan submitted with this application does not show a, '*area hatched black*' (1); '*external area marked on the plan*' (13), or '*designated smoking area*' (14) and my representation is regarding the application submitted which includes the premises plan

provided at the time of the application, therefore I request that conditions (1), (13), (14) & of the operating schedule proposed draft conditions are amended as follows:

- (1) The Supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal.
- (13) – this condition should be removed as an '*external area marked on the plan*' has not been included with this application.
- (14). Patrons shall not be permitted to use the external area to the front/rear of the premises after 22:00 apart for access and egress.

I may submit further comments once all of the information is received.

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

Southwark's Statement of Licensing Policy 2021 – 2026 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 Licensing Authority as a Responsible Authority

MEMO: Licensing Unit

To	Licensing Unit	Date	30 March 2021
From	Jayne Tear		
Email	jayne.tear@southwark.gov.uk		

Subject Re: Unit 229, Unit 229, Borough Yards Development, 1 Bank End, London, SE1 9BU (874308) – Application for a premises licence

I write with regards to the above application for a premises licence submitted by Mark Bermondsey (Guernsey) Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Films (indoors) on Monday to Sunday from 10:00 to 00:00
- Recorded music (indoors) on Monday to Sunday from 10:00 to 00:00
- Late night refreshment (indoors and outdoors) on Monday to Sunday from 23:00 to 00:00
- Supply of alcohol (on and off the premises) on Monday to Sunday from 10:00 to 00:00
- Overall opening times shall be on Monday to Sunday from 07:00 to 00:30 the following day

Non standards timings:

- Licensable activities shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day
- Opening hours shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day

The premises is described within the application as a *'Restaurant'*.

My representation is based on the Southwark Statement of Licensing Policy 2021 – 2026 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and under the Southwark Statement of Licensing Policy 2021 – 2026 the appropriate closing times for restaurants and cafes on Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00 hours

The premises also falls within the cumulative impact area (CIA) for Borough and Bankside. Under the Southwark Statement of Licensing Policy 2021 - 2026 the local CIA applies to night clubs, public houses & bars, restaurants & cafes, off-licences, supermarkets, convenience stores and similar premises.

Section six of the policy (from page 34) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 149 of the policy and this premises falls into the class of premises in 150 of the policy.

Therefore under 131 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

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

To promote the licensing objectives I ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate in the licensing policy on a Sunday to Thursday for a restaurant in this area and to amend the licensable activities as such, allowing half an hour drinking up time (for on sales) as follows:

- Overall opening times shall be on Sunday to Thursday to cease at 00:00
- Supply of alcohol (on the premises) on Sunday to Thursday to cease at 23:30

Furthermore due to the limited information on the application form and to promote the licensing objectives I ask the applicant to provide the following information:

To provide an accommodation limit for the premises. Once this information is provided I would request that the following condition is added to the operating schedule and condition 29 provided in the operating schedule proposed draft conditions is removed.

- The accommodation limit for the premises shall not exceed **XXX** persons (excluding staff)

To provide a copy of the written dispersal policy mentioned in condition 22 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 22:

- The written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy

To provide a copy of the Operational Management Plan as mentioned in condition 12 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 12

- The premises shall operate in accordance with the Boroughs Yards Operational Management Plan which shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the plan.

The premises plan submitted with this application does not show a, '*area hatched black*' (1); '*external area marked on the plan*' (13), or '*designated smoking area*' (14) and my representation is regarding the application submitted which includes the premises plan

provided at the time of the application, therefore I request that conditions (1), (13), (14) & of the operating schedule proposed draft conditions are amended as follows:

- (1) The Supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal.
- (13) – There is a red area on the plan provided with this application however it is not clear that this is the external area where tables and chairs will be with reference to condition 13. I therefore seek clarification on this point.
- (14). Patrons shall not be permitted to use the external area to the front/rear of the premises after 22:00 apart for access and egress.

I may submit further comments once all of the information is received.

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

Southwark's Statement of Licensing Policy 2021 – 2026 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 Licensing Authority as a Responsible Authority

MEMO: Licensing Unit

To	Licensing Unit	Date	30 March 2021
From	Jayne Tear		
Email	jayne.tear@southwark.gov.uk		

Subject Re: Unit 230, Unit 230, Borough Yards Development, Bank End, London, SE1 9BU (Ref 874297) - Application for a premises licence

I write with regards to the above application for a premises licence submitted by Mark Bermondsey (Guernsey) Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Films (indoors) on Monday to Sunday from 10:00 to 01:00 the following day
- Recorded music (indoors) on Monday to Sunday from 10:00 to 01:00 the following day
- Late night refreshment (indoors and outdoors) on Monday to Sunday from 23:00 to 01:00 the following day
- Supply of alcohol (on and off the premises) on Monday to Sunday from 10:00 to 01:00 the following day
- Overall opening times shall be on Monday to Sunday from 07:00 to 01:30 the following day

Non standards timings:

- Licensable activities shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day
- Opening hours shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day

The premises is described within the application as a 'Bar'.

My representation is based on the Southwark Statement of Licensing Policy 2021 – 2026 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and under the Southwark Statement of Licensing Policy 2021 – 2026 the appropriate closing times for public houses, wine bars or other drinking establishments on Sunday to Thursday is 23:00 hours and for Friday and Saturday is 00:00 hours.

The premises also falls within the cumulative impact area (CIA) for Borough and Bankside. Under the Southwark Statement of Licensing Policy 2021 - 2026 the local CIA applies to night clubs, public houses & bars, restaurants & cafes, off-licences, supermarkets, convenience stores and similar premises.

Section six of the policy (from page 34) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 149 of the policy and this premises falls into the class of premises in 150 of the policy.

Therefore under 131 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

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

To promote the licensing objectives I ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate for a Bar in this area in the licensing policy and to amend the licensable activities as such, allowing half an hour drinking up time (for on sales) as follows:

- Overall opening times shall be on Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Supply of alcohol (on the premises) on Sunday to Thursday to cease at 22:30 and on Friday and Saturday to cease at 23:30
- Supply of alcohol (off the premises) Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Films (indoors) on Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Recorded music (indoors) on Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Late night refreshment (indoors and outdoors) on Sunday to Thursday to be removed and on Friday and Saturday to cease at 00:00

Furthermore due to the limited information on the application form and to promote the licensing objectives I ask the applicant to provide the following information:

To provide an accommodation limit for the premises. Once this information is provided I would request that the following condition is added to the operating schedule and condition 30 provided in the operating schedule proposed draft conditions is removed.

- The accommodation limit for the premises shall not exceed **XXX** persons (excluding staff)

To provide a copy of the written dispersal policy mentioned in condition 23 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 23:

- The written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy

To provide a copy of the Operational Management Plan as mentioned in condition 14 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 14

- The premises shall operate in accordance with the Boroughs Yards Operational Management Plan which shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the plan.

The premises plan submitted with this application does not show a 'designated outside area'(15) or 'designated smoking area' (16) and my representation is regarding the application submitted which includes the premises plan provided at the time of the application, therefore I request that conditions 15 & 16 of the operating schedule proposed draft conditions are amended as follows:

- 15. All sales of alcohol for consumption off the premises shall be provided in sealed containers and taken away from the premises.
- 16. Patrons shall not be permitted to use the external area to the front/of the premises after 22:00 apart for access and egress.

I may submit further comments once all of the information is received.

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

Southwark's Statement of Licensing Policy 2021 – 2026 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 Licensing Authority as a Responsible Authority

MEMO: Licensing Unit

To	Licensing Unit	Date	30 March 2021
From	Jayne Tear		
Email	jayne.tear@southwark.gov.uk		

Subject Re: Unit 231, Unit 231, Borough Yards Development, 1 Bank End, London, SE1 9B (REF 874311) – Application for a premises licence

I write with regards to the above application for a premises licence submitted by Mark Bermondsey (Guernsey) Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Films (indoors) on Monday to Sunday from 10:00 to 00:00
- Recorded music (indoors) on Monday to Sunday from 10:00 to 00:00
- Late night refreshment (indoors and outdoors) on Monday to Sunday from 23:00 to 00:00
- Supply of alcohol (on and off the premises) on Monday to Sunday from 10:00 to 00:00
- Overall opening times shall be on Monday to Sunday from 07:00 to 00:30 the following day

Non standards timings:

- Licensable activities shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day
- Opening hours shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day

The premises is described within the application as a *'Restaurant'*.

My representation is based on the Southwark Statement of Licensing Policy 2021 – 2026 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and under the Southwark Statement of Licensing Policy 2021 – 2026 the appropriate closing times for restaurants and cafes on Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00 hours

The premises also falls within the cumulative impact area (CIA) for Borough and Bankside. Under the Southwark Statement of Licensing Policy 2021 - 2026 the local CIA applies to night clubs, public houses & bars, restaurants & cafes, off-licences, supermarkets, convenience stores and similar premises.

Section six of the policy (from page 34) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 149 of the policy and this premises falls into the class of premises in 150 of the policy.

Therefore under 131 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

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

To promote the licensing objectives I ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate in the licensing policy on a Sunday to Thursday for a restaurant in this area and to amend the licensable activities as such, allowing half an hour drinking up time (for on sales) as follows:

- Overall opening times shall be on Sunday to Thursday to cease at 00:00
- Supply of alcohol (on the premises) on Sunday to Thursday to cease at 23:30

Furthermore due to the limited information on the application form and to promote the licensing objectives I ask the applicant to provide the following information:

To provide an accommodation limit for the premises. Once this information is provided I would request that the following condition is added to the operating schedule and condition 29 provided in the operating schedule proposed draft conditions is removed.

- The accommodation limit for the premises shall not exceed **XXX** persons (excluding staff)

To provide a copy of the written dispersal policy mentioned in condition 22 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 22:

- The written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy

To provide a copy of the Operational Management Plan as mentioned in condition 12 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 12

- The premises shall operate in accordance with the Boroughs Yards Operational Management Plan which shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the plan.

The premises plan submitted with this application does not show a, '*area hatched black*' (1); '*external area marked on the plan*' (13), or '*designated smoking area*' (14) and my representation is regarding the application submitted which includes the premises plan

provided at the time of the application, therefore I request that conditions (1), (13), (14) & of the operating schedule proposed draft conditions are amended as follows:

- (1) The Supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal.
- (13) – There is a red area on the plan provided with this application however it is not clear that this is the external area where tables and chairs will be with reference to condition 13. I therefore seek clarification on this point.
- (14). Patrons shall not be permitted to use the external area to the front/rear of the premises after 22:00 apart for access and egress.

I may submit further comments once all of the information is received.

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

Southwark's Statement of Licensing Policy 2021 – 2026 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 Licensing Authority as a Responsible Authority

From: Tear, Jayne <Jayne.Tear@SOUTHWARK.GOV.UK>
Sent: Wednesday, June 9, 2021 11:42 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: Beswick, Claire <Claire.Beswick@southwark.gov.uk>; amdhub@keystonelaw.co.uk; Mills, Dorcas <Dorcas.Mills@SOUTHWARK.GOV.UK>
Subject: REPRESENTATION RE UNIT 232, 1 BANK END, BOROUGH YARD DEVELOPEMENT, LONDON, SE1 9BU (REF 874770)
Importance: High

Dear Licensing,

With reference to the above application please see my representation below. I am unable to send or open any word documents with this representation due to IT problems that I have been experiencing for 2 days.

REPRESENTATION RE UNIT 232, 1 BANK END, BOROUGH YARD DEVELOPEMENT, LONDON, SE1 9BU (REF 874770)

I write with regards to the above application for a premises licence submitted by Mark Bermondsey (Guernsey) Limited under the licensing act 2003.

My representation is submitted regarding the prevention of crime and disorder and the prevention of public nuisance licensing objectives and has regarding to the Southwark Statement of Licensing Policy 2021 -2026. This premises is described within the application as a restaurant. The premises is situated in the Cumulative Impact Area for Borough and Bankside and the special policy applies to restaurants and bars.

Following discussions, the applicant has amended the operating schedule to bring the hours in line with that which is appropriate in the licensing policy and has also amended the operating schedule to further address the licensing objectives.

However In condition 12 offered it states '*The premises shall operate in accordance with the Borough Yards Operational Management Plan*' In the interest of promoting the licensing objectives I ask the applicant to provide a copy of the Operational Management Plan.

I may submit further comments once this is provided.

I welcome any further discussion with the applicant with a view to conciliating,

With kind regards

Jayne

Jayne Tear - Principal Licensing Officer – As Responsible Authority for Licensing

Southwark Council | Licensing Unit

160 Tooley Street | London | SE1 2QH

Direct line 020 7525 0396 | Fax 020 7525 5735 | Call Centre 020 7525 2000

Womens Safety Charter

<https://www.southwark.gov.uk/community-safety/let-s-talk-about-women-s-safety>

MEMO: Licensing Unit

To Licensing Unit Date 30 March 2021
From Jayne Tear
Email jayne.tear@southwark.gov.uk

Subject Re: Unit 192A, Unit 192A, Borough Yards Development, Bank End, London, SE1 9BU (REF 874292) – Application for a premises licence

I write with regards to the above application for a premises licence submitted by Mark Bermondsey (Guernsey) Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Films (indoors) on Monday to Sunday from 10:00 to 01:00 the following day
- Recorded music (indoors) on Monday to Sunday from 10:00 to 01:00 the following day
- Late night refreshment (indoors and outdoors) on Monday to Sunday from 23:00 to 01:00 the following day
- Supply of alcohol (on and off the premises) on Monday to Sunday from 10:00 to 01:00 the following day
- Overall opening times shall be on Monday to Sunday from 07:00 to 01:30 the following day

Non standards timings:

- Licensable activities shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day
- Opening hours shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day

The premises is described within the application as a 'Bar'.

My representation is based on the Southwark Statement of Licensing Policy 2021 – 2026 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and under the Southwark Statement of Licensing Policy 2021 – 2026 the appropriate closing times for public houses, wine bars or other drinking establishments on Sunday to Thursday is 23:00 hours and for Friday and Saturday is 00:00 hours.

The premises also falls within the cumulative impact area (CIA) for Borough and Bankside. Under the Southwark Statement of Licensing Policy 2021 - 2026 the local CIA applies to night clubs, public houses & bars, restaurants & cafes, off-licences, supermarkets, convenience stores and similar premises.

Section six of the policy (from page 34) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 149 of the policy and this premises falls into the class of premises in 150 of the policy.

Therefore under 131 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

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

To promote the licensing objectives I ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate for a Bar in this area in the licensing policy and to amend the licensable activities as such, allowing half an hour drinking up time (for on sales) as follows:

- Overall opening times shall be on Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Supply of alcohol (on the premises) on Sunday to Thursday to cease at 22:30 and on Friday and Saturday to cease at 23:30
- Supply of alcohol (off the premises) Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Films (indoors) on Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Recorded music (indoors) on Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Late night refreshment (indoors and outdoors) on Sunday to Thursday to be removed and on Friday and Saturday to cease at 00:00

Furthermore due to the limited information on the application form and to promote the licensing objectives I ask the applicant to provide the following information:

To provide an accommodation limit for the premises. Once this information is provided I would request that the following condition is added to the operating schedule and condition 30 provided in the operating schedule proposed draft conditions is removed.

- The accommodation limit for the premises shall not exceed **XXX** persons (excluding staff)

To provide a copy of the written dispersal policy mentioned in condition 23 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 23:

- The written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy

To provide a copy of the Operational Management Plan as mentioned in condition 14 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 14

- The premises shall operate in accordance with the Boroughs Yards Operational Management Plan which shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the plan.

The premises plan submitted with this application does not show a 'designated outside area'(15) or 'designated smoking area' (16) and my representation is regarding the application submitted which includes the premises plan provided at the time of the application, therefore I request that conditions 15 & 16 of the operating schedule proposed draft conditions are amended as follows:

- 15. All sales of alcohol for consumption off the premises shall be provided in sealed containers and taken away from the premises.
- 16. Patrons shall not be permitted to use the external area to the front/of the premises after 22:00 apart for access and egress.

I may submit further comments once all of the information is received.

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

Southwark's Statement of Licensing Policy 2021 – 2026 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 Licensing Authority as a Responsible Authority

MEMO: Licensing Unit

To	Licensing Unit	Date	30 March 2021
From	Jayne Tear		
Email	jayne.tear@southwark.gov.uk		

Subject Re: Unit 205, Unit 205, Borough Yards Development, 1 Bank End, London, SE1 9BU (Ref 874295) - Application for a premises licence

I write with regards to the above application for a premises licence submitted by Mark Bermondsey (Guernsey) Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Films (indoors) on Monday to Sunday from 10:00 to 01:00 the following day
- Recorded music (indoors) on Monday to Sunday from 10:00 to 01:00 the following day
- Late night refreshment (indoors and outdoors) on Monday to Sunday from 23:00 to 01:00 the following day
- Supply of alcohol (on and off the premises) on Monday to Sunday from 10:00 to 01:00 the following day
- Overall opening times shall be on Monday to Sunday from 07:00 to 01:30 the following day

Non standards timings:

- Licensable activities shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day
- Opening hours shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day

The premises is described within the application as a 'Bar'.

My representation is based on the Southwark Statement of Licensing Policy 2021 – 2026 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and under the Southwark Statement of Licensing Policy 2021 – 2026 the appropriate closing times for public houses, wine bars or other drinking establishments on Sunday to Thursday is 23:00 hours and for Friday and Saturday is 00:00 hours.

The premises also falls within the cumulative impact area (CIA) for Borough and Bankside. Under the Southwark Statement of Licensing Policy 2021 - 2026 the local CIA applies to night clubs, public houses & bars, restaurants & cafes, off-licences, supermarkets, convenience stores and similar premises.

Section six of the policy (from page 34) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 149 of the policy and this premises falls into the class of premises in 150 of the policy.

Therefore under 131 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

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

To promote the licensing objectives I ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate for a Bar in this area in the licensing policy and to amend the licensable activities as such, allowing half an hour drinking up time (for on sales) as follows:

- Overall opening times shall be on Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Supply of alcohol (on the premises) on Sunday to Thursday to cease at 22:30 and on Friday and Saturday to cease at 23:30
- Supply of alcohol (off the premises) Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Films (indoors) on Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Recorded music (indoors) on Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Late night refreshment (indoors and outdoors) on Sunday to Thursday to be removed and on Friday and Saturday to cease at 00:00

Furthermore due to the limited information on the application form and to promote the licensing objectives I ask the applicant to provide the following information:

To provide an accommodation limit for the premises. Once this information is provided I would request that the following condition is added to the operating schedule and condition 30 provided in the operating schedule proposed draft conditions is removed.

- The accommodation limit for the premises shall not exceed **XXX** persons (excluding staff)

To provide a copy of the written dispersal policy mentioned in condition 23 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 23:

- The written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy

To provide a copy of the Operational Management Plan as mentioned in condition 14 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 14

- The premises shall operate in accordance with the Boroughs Yards Operational Management Plan which shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the plan.

The premises plan submitted with this application does not show a 'designated outside area'(15) or 'designated smoking area' (16) and my representation is regarding the application submitted which includes the premises plan provided at the time of the application, therefore I request that conditions 15 & 16 of the operating schedule proposed draft conditions are amended as follows:

- 15. All sales of alcohol for consumption off the premises shall be provided in sealed containers and taken away from the premises.
- 16. Patrons shall not be permitted to use the external area to the front/of the premises after 22:00 apart for access and egress.

I may submit further comments once all of the information is received.

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

Southwark's Statement of Licensing Policy 2021 – 2026 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 Licensing Authority as a Responsible Authority

MEMO: Licensing Unit

To	Licensing Unit	Date	30 March 2021
From	Jayne Tear		
Email	jayne.tear@southwark.gov.uk		

Subject Re: Unit 207, Unit 207, Borough Yards Development, 1 Bank End, London, SE1 9BU (Ref 874309) - Application for a premises licence.

I write with regards to the above application for a premises licence submitted by Mark Bermondsey (Guernsey) Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Films (indoors) on Monday to Sunday from 10:00 to 01:00 the following day
- Recorded music (indoors) on Monday to Sunday from 10:00 to 01:00 the following day
- Late night refreshment (indoors and outdoors) on Monday to Sunday from 23:00 to 01:00 the following day
- Supply of alcohol (on and off the premises) on Monday to Sunday from 10:00 to 01:00 the following day
- Overall opening times shall be on Monday to Sunday from 07:00 to 01:30 the following day

Non standards timings:

- Licensable activities shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day
- Opening hours shall be from the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day

The premises is described within the application as a *'Bar'*.

My representation is based on the Southwark Statement of Licensing Policy 2021 – 2026 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and under the Southwark Statement of Licensing Policy 2021 – 2026 the appropriate closing times for public houses, wine bars or other drinking establishments on Sunday to Thursday is 23:00 hours and for Friday and Saturday is 00:00 hours.

The premises also falls within the cumulative impact area (CIA) for Borough and Bankside. Under the Southwark Statement of Licensing Policy 2021 - 2026 the local CIA applies to night clubs, public houses & bars, restaurants & cafes, off-licences, supermarkets, convenience stores and similar premises.

Section six of the policy (from page 34) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 149 of the policy and this premises falls into the class of premises in 150 of the policy.

Therefore under 131 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

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

To promote the licensing objectives I ask the applicant to consider bringing the opening hours applied for in line with that which is deemed appropriate for a Bar in this area in the licensing policy and to amend the licensable activities as such, allowing half an hour drinking up time (for on sales) as follows:

- Overall opening times shall be on Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Supply of alcohol (on the premises) on Sunday to Thursday to cease at 22:30 and on Friday and Saturday to cease at 23:30
- Supply of alcohol (off the premises) Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Films (indoors) on Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Recorded music (indoors) on Sunday to Thursday to cease at 23:00 and on Friday and Saturday to cease at 00:00
- Late night refreshment (indoors and outdoors) on Sunday to Thursday to be removed and on Friday and Saturday to cease at 00:00

Furthermore due to the limited information on the application form and to promote the licensing objectives I ask the applicant to provide the following information:

To provide an accommodation limit for the premises. Once this information is provided I would request that the following condition is added to the operating schedule and condition 30 provided in the operating schedule proposed draft conditions is removed.

- The accommodation limit for the premises shall not exceed **XXX** persons (excluding staff)

To provide a copy of the written dispersal policy mentioned in condition 23 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 23:

- The written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy

To provide a copy of the Operational Management Plan as mentioned in condition 14 of the operating schedule proposed draft conditions. Once this has been provided I would request the following condition is added to the operating schedule to replace condition 14

- The premises shall operate in accordance with the Boroughs Yards Operational Management Plan which shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the plan.

The premises plan submitted with this application does not show a 'designated outside area'(15) or 'designated smoking area' (16) and my representation is regarding the application submitted which includes the premises plan provided at the time of the application, therefore I request that conditions 15 & 16 of the operating schedule proposed draft conditions are amended as follows:

- 15. All sales of alcohol for consumption off the premises shall be provided in sealed containers and taken away from the premises.
- 16. Patrons shall not be permitted to use the external area to the front/of the premises after 22:00 apart for access and egress.

I may submit further comments once all of the information is received.

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

Southwark's Statement of Licensing Policy 2021 – 2026 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 Licensing Authority as a Responsible Authority

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874291

Unit number: 001

Application type: Restaurant

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) This application is not covered by the "shadow licence" that was granted to the applicant in 2019, and appears to have been "refreshed" on 25th March 2021 despite all of these individual applications still being live.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the number of A3/A4 units in what was proposed to be a predominantly retail development.

Whilst this application is within the recommended licensing hours for a restaurant, the hours applied for exceed that which is permitted by the planning department.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area. At some point the patrons will be leaving the courtyard and exiting onto these already crowded streets.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874299

Unit number: 192

Application type: Restaurant

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

Please also note that whilst this application is for unit 192, we understand from the site owners that units 192, 192a and 193 are all going to be joined together with unit 192a being a bar at the front of the two units that opens directly onto a residential street and also has an upper floor.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) This application is not covered by the "shadow licence" that was granted to the applicant in 2019, and appears to have been "refreshed" on 25th March 2021 despite all of these individual applications still being live.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the

number of A3/A4 units in what was proposed to be a predominantly retail development. Whilst this application is within the hours for a restaurant, the hours applied for exceed that which is permitted by the planning department.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area. At some point the patrons will be either exiting onto these already crowded streets or exiting straight into the residential area – depending on how the proposal is set up (as referenced at the start of this letter)

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874304

Unit number: 193

Application type: Restaurant

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

Please also note that whilst this application is for unit 193, we understand from the site owners that units 192, 192a and 193 are all going to be joined together with unit 192a being a bar at the front of the two units that opens directly onto a residential street and also has an upper floor.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) This application is not covered by the "shadow licence" that was granted to the applicant in 2019, and appears to have been "refreshed" on 25th March 2021 despite all of these individual applications still being live.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning

application. This included a terminal closing hour of 12 midnight, and a restriction on the number of A3/A4 units in what was proposed to be a predominantly retail development. Whilst this application is within the hours for a restaurant, the hours applied for exceed that which is permitted by the planning department.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area. At some point the patrons will be either exiting onto these already crowded streets or exiting straight into the residential area – depending on how the proposal is set up (as referenced at the start of this letter)

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874294

Unit number: 208

Application type: Restaurant – 2 floors

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the number of A3/A4 units in what was proposed to be a predominantly retail development. Whilst this application is within the hours for a restaurant, the hours applied for exceed that which is permitted by the planning department.

Page 1 of 2

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

These premises are immediately opposite residential premises, and the associated noise will cause disturbance to those residents. In addition, this is a particularly narrow and already congested area of the street. On leaving, patrons will either have to pass multiple residential addresses to reach any of the local transport options or have taxis/private hire vehicles lined up to collect them.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874301

Unit number: 213

Application type: Restaurant – two floors

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the number of A3/A4 units in what was proposed to be a predominantly retail development. Whilst this application is within the hours for a restaurant, the hours applied for exceed that which is permitted by the planning department.

Page 1 of 2

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

These premises are immediately opposite residential premises, and the associated noise will cause disturbance to those residents. In addition, this is a particularly narrow and already congested area of the street. On leaving, patrons will either have to pass multiple residential addresses to reach any of the local transport options or have taxis/private hire vehicles lined up to collect them.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874310

Unit number: 215

Application type: Bar – large 2 floors

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There is a specific restriction on applications for new bars being granted. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the number of A3/A4 units in what was proposed to be a predominantly retail development. This application exceeds both the planning hours and the council’s recommended hours of operation for a pub or a bar, as detailed in the council’s licensing policy.

Page 1 of 2

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

These premises are immediately opposite residential premises, and the associated noise will cause disturbance to those residents. In addition, this is a particularly narrow and already congested area of the street. On leaving, patrons will either have to pass multiple residential addresses to reach any of the local transport options or have taxis/private hire vehicles lined up to collect them.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874313

Unit number: 219

Application type: Restaurant – large two floors

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the number of A3/A4 units in what was proposed to be a predominantly retail development. Whilst this application is within the hours for a restaurant, the hours applied for exceed that which is permitted by the planning department.

Page 1 of 2

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

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Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874308

Unit number: 229

Application type: Restaurant – two floors plus outdoor area

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the

number of A3/A4 units in what was proposed to be a predominantly retail development. Whilst this application is within the hours for a restaurant, the hours applied for exceed that which is permitted by the planning department.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit. These premises will be exiting directly into the council estate opposite, and patrons will either have to pass multiple residential addresses to reach any of the local transport options or have taxis/private hire vehicles lined up to collect them.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874297

Unit number: 230

Application type: Bar – 2 floors plus outdoor area

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There is a specific restriction on applications for new bars being granted. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated by a black line on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the

number of A3/A4 units in what was proposed to be a predominantly retail development. This application exceeds both the planning hours and the council's recommended hours of operation for a pub or a bar, as detailed in the council's licensing policy.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit. These premises will be exiting directly into the council estate opposite, and patrons will either have to pass multiple residential addresses to reach any of the local transport options or have taxis/private hire vehicles lined up to collect them.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874311

Unit number: 231

Application type: Restaurant – two floors plus outdoor area

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the

number of A3/A4 units in what was proposed to be a predominantly retail development. Whilst this application is within the hours for a restaurant, the hours applied for exceed that which is permitted by the planning department.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit. These premises will be exiting directly into the council estate opposite, and patrons will either have to pass multiple residential addresses to reach any of the local transport options or have taxis/private hire vehicles lined up to collect them.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874292

Unit number: 192a

Application type: Bar – 2 floors

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

Please also note that whilst this application is for unit 192a, we understand from the site owners that units 192, 192a and 193 are all going to be joined together with unit 192a being a bar at the front of the two units that opens directly onto a residential street and also has an upper floor.

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There is a specific restriction on applications for new bars being granted. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) This application is not covered by the “shadow licence” that was granted to the applicant in 2019, and appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the

number of A3/A4 units in what was proposed to be a predominantly retail development. This application exceeds both the planning hours and the council's recommended hours of operation for a pub or a bar, as detailed in the council's licensing policy.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area. At some point the patrons will be either exiting onto these already crowded streets or exiting straight into the residential area – depending on how the proposal is set up (as referenced at the start of this letter)

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874295

Unit number: 205

Application type: Bar – large 2 floors

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

Please can we have clarification as to whether this unit is joined to 207 to make one extra-large bar, as the plans show a door between the 2 premises?

We object to the granting of this licence for a number of reasons.

- 1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There is a specific restriction on applications for new bars being granted. There have been no conditions offered that would sufficiently mitigate against these impacts.
- 2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed.
- 3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the

number of A3/A4 units in what was proposed to be a predominantly retail development. This application exceeds both the planning hours and the council's recommended hours of operation for a pub or a bar, as detailed in the council's licensing policy.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

These premises are in close proximity to residential premises, and the associated noise will cause disturbance to those residents. In addition, this is a particularly narrow and already congested area of the street. On leaving, patrons will either have to pass multiple residential addresses to reach any of the local transport options or have taxis/private hire vehicles lined up to collect them.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes



Councillor Adele Morris

adele.morris@southwark.gov.uk

Date: 28 March 2021

Southwark Council Licensing Team

Re Licence Application: 874309

Unit number: 207

Application type: Bar – large 2 floors

Dear Licensing

I write on behalf of the three councillors for Borough and Bankside ward.

Please note: Whilst it may appear on first glance that our objections to all 16 of the licenses on this site are the same, most responses are tailored to the individual premises.

Please can we have clarification as to whether this unit is joined to 205 to make one extra-large bar, as the plans show a door between the 2 premises?

We object to the granting of this licence for a number of reasons.

1) This application is within the Borough and Bankside Cumulative Impact Zone. There is a presumption against granting new licence applications made in the Cumulative Impact Zone unless there is evidence that the premises will not contribute to the noise, antisocial behaviour and alcohol related hospital admissions that are the reason for the introduction of the Zone. There is a specific restriction on applications for new bars being granted. There have been no conditions offered that would sufficiently mitigate against these impacts.

2) We note that the “shadow licence” that was granted to the applicant in 2019, appears to have been “refreshed” on 25th March 2021 despite all of these individual applications still being live. We are assuming (as we have seen no plans) that the shadow licence covers the area indicated on the plans submitted with the new applications. We would, however, argue that the 16 new licence applications would result in greater numbers of drinkers than the previous licence which, although it covered a larger area, was used for occasional events and wine tours which was a far less intensive use than is being proposed.

3) It is one of 16 applications currently submitted for this site, which is also subject to amendments to a planning application. Whilst the two sets of legislation are not related, it is relevant in this case to understand why restrictions were put onto the original planning application. This included a terminal closing hour of 12 midnight, and a restriction on the

number of A3/A4 units in what was proposed to be a predominantly retail development. This application exceeds both the planning hours and the council's recommended hours of operation for a pub or a bar, as detailed in the council's licensing policy.

In terms of the licensing objectives:

The prevention of crime and disorder

The area in and around the Borough Market already has over 50 bars and restaurants, and the addition of another 16 will contribute to the existing issues we have in this area. Even during the various COVID restrictions that have been in operation since March 2020, this area has experienced considerable anti-social behaviour that has impacted on the local residential population – of which there are over 900 in the immediate vicinity of this newly built large complex of over 50 retail and F&B premises, offices and a cinema (which already has a licence). As well as the reasons for the Cumulative Impact Zone stated above, this location has a very high incidence of theft from the person, or from within premises, as a result of the concentration of visitors to the area.

The prevention of public nuisance

This premises is one of 16 that are being introduced in this complex, and that will have a negative impact on the local residents. It will attract many more people to an area which already struggles to manage the crowds, especially in the evenings and the weekends. The noise in this locality is compounded by the narrow streets and the railway arches above, and in addition to the noise of patrons generally milling around when all the premises are open, they will all have to pass residential properties whichever way they leave the area. There is also likely to be increased numbers of cabs and private hire vehicles circling streets that are already congested with people and traffic. The local residential population surrounding this complex includes many long standing residents, and a Southwark owned and managed council estate and sheltered housing unit.

These premises are in close proximity to residential premises, and the associated noise will cause disturbance to those residents. In addition, this is a particularly narrow and already congested area of the street. On leaving, patrons will either have to pass multiple residential addresses to reach any of the local transport options or have taxis/private hire vehicles lined up to collect them.

Public safety

As already stated, this locality is made up of narrow streets and the overall mix of cars and pedestrians is already at a dangerous level in this area.

We would urge anyone who will be involved in assessing these applications to have a site visit – preferably on an evening or a Saturday after the 12th April when all the existing premises will be open again.

Kind Regards

Councillor Adele Morris

On behalf of Councillors Victor Chamberlain, Adele Morris and David Noakes

Borough and Bankside Ward Councillors

From:**Sent:** Friday, March 12, 2021 5:10 PM**To:** Re [REDACTED]**Subject:** Licensing applications in relation to multiple units at 'Borough Yards' development 1 Bank End SE1 9BU

Dear Sir/Madam

I am writing to make representations in relation to each and all of the following licensing applications:

Licence Number:	Address :	Ward:
874290	UNIT 010, 1 Bank End SE1 9BU	Borough and Bankside
874291	UNIT 001, 1 Bank End SE1 9BU	Borough and Bankside
874292	Unit192a, 1 Bank End SE1 9BU	Borough and Bankside
874294	UNIT 208, 1 Bank End SE1 9BU	Borough and Bankside
874295	Unit 205, 1 Bank End SE1 9BU	Borough and Bankside
874296	UNIT 101, 1 Bank End SE1 9BU	Borough and Bankside
874297	Unit 230, 1 Bank End SE1 9BU	Borough and Bankside
874299	Unit 192, 1 Bank End SE1 9BU	Borough and Bankside
874301	Unit 213, 1 Bank End SE1 9BU	Borough and Bankside
874304	UNIT 193, 1 Bank End SE1 9BU	Borough and Bankside
874305	UNIT 221, 1 Bank End SE1 9BU	Borough and Bankside
874308	Unit 229, 1 Bank End SE1 9BU	Borough and Bankside
874309	UNIT 207, 1 Bank End SE1 9BU	Borough and Bankside
874310	UNIT 215, 1 Bank End SE1 9BU	Borough and Bankside
874311	UNIT 231, 1 Bank End SE1 9BU	Borough and Bankside
874313	UNIT 219, 1 Bank End SE1 9BU	Borough and Bankside

These applications relate to some 16 new bars and restaurants now planned for the new "Borough Yards" development which is a new development occupying the land, buildings and railway arches bordered by Clink Street, Stoney Street, Park Street and Borough Market.

There is a pending application to amend the planning permission to allow for the proportion of the development to be used for bars and restaurants to be increased from just 30% to 50% with up to 25% for pubs and bars. Essentially, it is now proposed to turn this development from predominantly retail to a large eating and drinking hub in an area that (absent lockdown restrictions) is already busy in daytime and evenings due to a number of pubs bars and restaurants surrounding the area around the Market.

[REDACTED] at Clink Wharf, Clink Street just a few seconds walk from Stoney Street and from one entrance to the main thoroughfare of Borough Yards on Clink Street. This is a residential area and a conservation area.

While we welcome the introduction of new bars and restaurants into what is a vibrant, urban area this must be done taking into account the needs of local residents. We already suffer to some extent, particularly on Thursday, Friday and Saturday evenings from the noise and nuisance created by people leaving bars and restaurants in the area most of which have a closing time of 11pm -midnight. The above applications all envisage closing times of from 12:30am to 2am seven days a week.

I wish to object to the proposed number of licences (16 additional bars and restaurants is too many in total for this area) and, in particular, the proposed opening hours on the following grounds:

Prevention of crime and disorder

Allowing drinking times in this number of bars and restaurants into the early hours of the morning will attract large numbers of late night drinkers to the area immediately outside my home, inevitably resulting in an increase in violent crime, disorder and anti-social behaviour

Prevention of public nuisance

Increased levels of noise in the early hours of the morning every night of the week will be a substantial interference with the peaceful enjoyment of our living space and that of all other residents in our local community. It will also result in a significant increase in taxis and other vehicles illegally parked and obstructing the public highways and vehicular access to our building – particularly after closing time

Public safety

The footfall in this area is already extremely high, particularly at weekends. Borough Yards will attract further crowds at all times of the day and evening, if it becomes a late night eating and drinking destination, into the late night and early morning. This gives rise to serious public safety concern especially in the light of the continued need for social distancing even as lockdown restrictions are lifted.

In short this development threatens to transform the local area immediately outside my home and that of other residents into a late night drinking destination attracting crowds from across London.

In the light of the above concerns I would urge the council to

- (a) restrict the number of licenses granted for eating and drinking establishments at the above address
- (b) to reduce the proportion of bars and pubs (as opposed to restaurants) licensed to serve alcohol within Borough Yards
- (c) grant the licenses for bars and pubs on the basis that they cease serving drinks by 00:00 midnight at the latest (preferably earlier Sunday nights to Thursday)

I recognise that the previous occupants of this site, Vinopolis wines, held a licence that permitted them to open until 2am and it may be that the developers will therefore suggest they are not proposing any change. I understand that Vinopolis was never profitable and certain did not make use of its 2am licence on a regular basis.

Yours faithfully

[Redacted signature block]

[Redacted address block]

Other person 3

From: [REDACTED]
Sent: Tuesday, March 30, 2021 9:52 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED] >
Subject: 15/AP/3066 16 Units - OBJECTIONS

2 Horseshoe Wharf, 6 Clink Street, London SE1 9FE

Licensing at Southwark

licensing@southwark.gov.uk

30 March 2021

Licensing applications

15/AP/3066

unit 207, unit 205,unit 230,unit 001,unit 219,unit 221,unit 229,unit 231,unit 215,unit 192A,unit 101,unit 010,unit 192,unit 193,unit 208,unit 213

Dear Licensing Committee Members

We object to the 16 license applications listed on the notices on premises at Borough Yards, Bankside, SE1.

We object on the grounds set out in the lengthy objection* from Living bankside.

More briefly our objections are these:

Nuisance

The area is already super-saturated with licensed premises. They already cause nuisance in terms of delivery vehicles regularly blocking the streets, noise nuisance and public disorder such as noise and using the streets to relieve themselves of excess alcohol. The nuisance represents a serious intrusion on the ability for local residents (who number many hundreds) to enjoy their homes in peace.

The proposed licensing hours are excessive. Off-license sales are unwelcome in what is a local residential area, previously free of off-license facilities.

Crime and disorder

Alcohol consumption leads to poor behaviour. Residents suffer from aggression and intemperate behaviours.

Safety and prevention of harm to children

Drunkenness poses a threat to residents and especially to children resident in the area. The servicing requirements of 16 bars will lead to obstruction of the highways and footways, leading to danger for youngsters.



Other person 4

From: [REDACTED]
Sent: Tuesday, March 30, 2021 12:47 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Borough Yard Licensing application : OBJECTION

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309 , 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297 ,
 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

Other person 6

From: [REDACTED]
Sent: Tuesday, March 30, 2021 12:50 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Borough Yards Licenses: OBJECTION

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309 , 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

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The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

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There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Other person 7

From: [REDACTED]
Sent: Tuesday, March 30, 2021 12:56 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licensing applications. OBJECTION

To whom it may concern,

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The

London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. To often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

I urge Southwark Licensing to refuse all these applications.

Yours sincerely,

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

Other person 8

From: [REDACTED]
Sent: Tuesday, March 30, 2021 12:56 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Borough Yards

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309 , 874295, 874301, 874305, 874290, 874313, 874294,
 874311 874308, 874297 , 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

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There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

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drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications

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

Other person 9

From: [REDACTED] >
Sent: Tuesday, March 30, 2021 1:06 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Borough Yards Licensing Applications

Dear Licensing Team,

Please accept this email as my objection to the 16 licensing applications on the Borough Yards site that they all have been lodged separately but are in the same applicants name and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The

Other person 10

From: [REDACTED] >
Sent: Tuesday, March 30, 2021 1:36 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Borough Yard licensing applications : Objection

We wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292.

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

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The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications.

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

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

Other person 11

From: [REDACTED] >

Sent: Tuesday, March 30, 2021 3:26 PM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: Objection: Borough Yards, 874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Email to licensing@southwark.gov.uk

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our

area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. My children have unfortunately been exposed to this in the past.

We urge Southwark Licensing to refuse all these applications.

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

Other person 12

From: [REDACTED]
Sent: Tuesday, March 30, 2021 1:26 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: 21/AP/0507 Redevelopment of 1 Bank End: OBJECTION

Dear Sir/Madam,

I wish to object to the following licensing applications on the Borough Yards site; although they have been lodged separately they are all in the name of the same applicant and for the same scheme:

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive

drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all of these applications.

Yours faithfully

██████████

██

Other person 13

From: [REDACTED] >
Sent: Tuesday, March 30, 2021 6:21 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to licences

I wish to object to the following licensing applications on the Borough Yards (BY) site (although lodged separately they are in the same applicant's name and for the same scheme).

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

On grounds of:

1. Cumulative Impact Zone

All the above are within the Borough & Bankside Cumulative Impact Zone (CIZ), where the presumption is against granting further licences in an area unless applicants can demonstrate their premises will **not** worsen noise, antisocial behaviour and increase the drain on emergency services. None of these premises' applications offer any such mitigations. Launching 16 new premises simultaneously in a CIZ is an easily foreseeable recipe for disaster and as such should not be contemplated.

2. Prevention crime and disorder

The Borough & Bankside CIZ has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ's, with over double the number of alcohol-related call-outs as the next highest area (i.e. call-outs for alcohol-related violence are 78% higher than in Peckham.).

3. Prevention public nuisance

This area is already oversaturated with restaurants and bars bringing noise from rowdy, antisocial and violent drunken behaviour to the doors of a residential community of 932 people who live on the narrow streets clustered around the BY site. Residents already have their lives blighted by revellers whose shouting is amplified by the narrow streets and bounces directly into their bedrooms. Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site, but these premises all request closing hours or 12.30 and 1.30am.

4. Public safety

The narrow streets around BY can barely cope currently with all the cars and people flooding them. More licensed premises would mean more drinkers spilling onto the roads creating risk of injury. Southwark is one of the top five areas for ambulance call-outs, with call-outs for alcohol-related issues in Borough & Bankside being notably higher than other areas. Changing units from retail to F&B attracts twice as much servicing and there is no area for large numbers of taxis and Ubers to park so, they will circle the streets creating gridlock and worsening air quality.

5. Safety of children

Many children live in the streets surrounding the BY site, and adding 16 new licensed premises will put them at risk from harm caused by being forced to hear obscene language screamed from the street below and witnessing indecent exposure when drinkers from these extra licensed premises use the streets as a urinal.

I urge Southwark Licensing to refuse all these applications

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Other person 14

From: [REDACTED] >
Sent: Tuesday, March 30, 2021 7:12 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Re: Borough Yards, objection, 874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Resent with my name rather than that of my husband, [REDACTED], who has already sent a separate objection, with related points, especially in reference to the impact on our children.

On 30 Mar 2021, at 12:42, Jen Grenside <[REDACTED]> wrote:

[Email to licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

My husband and I are concerned that our children will suffer from broken sleep which will impact their ability to grow, develop and learn at school. Additionally, we will not be the best parents we can be if suffering from broken sleep too. We moved into our flat in 2005 because whilst being close to work, it was quiet. We decided to stay here when we had children because of how peaceful it was. The imposition of this scheme will radically and adversely impact our peaceable amenity. A few summers ago, our son used some foul language that he overheard from drunks singing on a passing party boat as the balcony windows were open. We fear this will become a constant source of moral harm to the children and a battle which we will be unable to win if these licences are passed.

We urge Southwark Licensing to refuse all these applications.

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██████████

Other person 15

From: [REDACTED]
Sent: Tuesday, March 30, 2021 6:17 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection Borough Yards licensing

Dear,

I live in [REDACTED] and wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The

London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. To often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications.

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Other person 16

From: [REDACTED]
Sent: Tuesday, March 30, 2021 4:57 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Premises licence application 874299 - UNIT 192 Borough Yards, Park Street, London SE1

Dear Sirs,

Premises licence application 874299 - UNIT 192 Borough Yards, Park Street, London SE1

Market Taverns Limited operates the Market Porter public house at 9 Stoney Street, SE1 and I wish to object to the above application.

The 2016 approved planning consent for Borough Yards imposed a cap of 30% on food & beverage outlets, in order to protect the amenity of local residents. A new planning application has now been applied for, to increase the number of licenced premises up to 50% of the outlets on the site.

Although the planning application is yet to be determined, I understand 17 new premises licences have been applied for.

Borough Yards is within the Borough and Bankside Cumulative Impact Zone. The area is already saturated with bars and restaurants and the presumption must be to refuse any additional premises licence applications. A further 17 licenced outlets in this area will be to the detriment of the local residents, and their enjoyment of their surroundings and amenity.

It will further hamper our ability to operate effectively and safely within the licensing law. The four licensing objectives must be considered in protecting the local residents and the neighbourhood, and in particular the protection of children from harm and the prevention of crime and disorder are paramount.

There are a number of children under the age of ten living in the neighbouring streets surrounding Borough Yards. Children will be disturbed at night in particular, having their sleep disrupted by departing drinkers, as well as by music and elevated voices late into the evening.

Borough Yards falls within the designated Cumulative Impact Area where the existing levels of alcohol-related crime, injury, violence against the person and nuisance are already high. The proliferation of licenced outlets in this area will only worsen the high incidence of crime and disorder which must be reduced.

I would urge you to seriously reflect on the possible negative impact of granting a further 17 premises licences within Borough Yards on the local population living and working in the area, and look to refuse these applications.

Yours faithfully

Other person 17

From: [REDACTED] >
Sent: Tuesday, March 30, 2021 2:05 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to 874310 and others

Dear Licensing,

I live at [REDACTED] Clink Street, with my wife and two daughters [REDACTED]
 I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.
 874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 87429, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children (including my daughters) live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications.

Yours sincerely,

[Redacted signature]

[Redacted address]

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

Other person 18

From: [REDACTED]
Sent: Tuesday, March 30, 2021 2:05 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection

Dear Sir/Madam,

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311 874308,
 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications

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

Other person 19

From: [REDACTED] >
Sent: Tuesday, March 30, 2021 5:12 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objections to 16 license applications on the Borough yards site
Importance: High

My husband and I wish to object to the following 16 licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme:

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection:

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

I am about to give birth and my newborn will be affected by all of this noise and disruption that is planned to enter the area, specifically the drunken revellers pouring out in the early hours of the morning, and the pollution and noise from the idling uber and taxi engines sure to be underneath our windows on Winchester Walk as we are right by one of the main entrances - SEE ATTACHED PHOTO OF HOW CLOSE OUR HOME IS FROM THE MAIN ENTRANCE.

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. To often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications.

[REDACTED]



Other person 20

From: [REDACTED]
Sent: Tuesday, March 30, 2021 2:27 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Borough Yards License Applications

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme. 874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311

874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. To often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications

[REDACTED]

[REDACTED]

[REDACTED]

Other person 21

From: [REDACTED] >
Sent: Tuesday, March 30, 2021 2:43 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: RE: 21/AP/0507 Redevelopment of 1 Bank End: OBJECTION

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308,
 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is

listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

I urge Southwark Licensing to refuse all these applications.

Many thanks and regards

██████████
██████████
██████████

Other person 22

From: [REDACTED] >
Sent: Tuesday, March 30, 2021 6:03 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED] >
Subject: Borough Yards

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309 , 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications.

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██████
████████

SOUTHWARK

◆ CATHEDRAL ◆

By email: licensing@southwark.gov.uk

30th March 2021

Sir

BOROUGH YARDS

The Chapter of Southwark Cathedral wishes to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Our reasons for objection are as follows but come from the perspective of the parish church of the area and the most significant and historic building in a unique area:

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will not worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions are over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. We believe that sixteen more F&B premises will only exacerbate this.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although residential accommodation is never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noise including into the Cathedral which does have services at all times and events in the evening.

Southwark Cathedral
London Bridge
London
SE1 9DA

020 7367 6700
southwarkcathedral.org.uk

The Very Revd Andrew Nunn
Dean of Southwark

020 7367 6727
andrew.nunn@southwark.anglican.org

These premises all request closing hours of 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

The Chapter mindful of the needs of the parish and its parishioners urges Southwark Licensing to refuse all these applications.



Andrew Nunn
Dean

Southwark Cathedral
London Bridge
London
SE1 9DA

LIVING BANKSIDE

Email to licensing@southwark.gov.uk

Dear Sirs,

UNIT 219 Borough Yards STONEY STREET. **REF 874313** premises licence

We wish to **object** to this application.

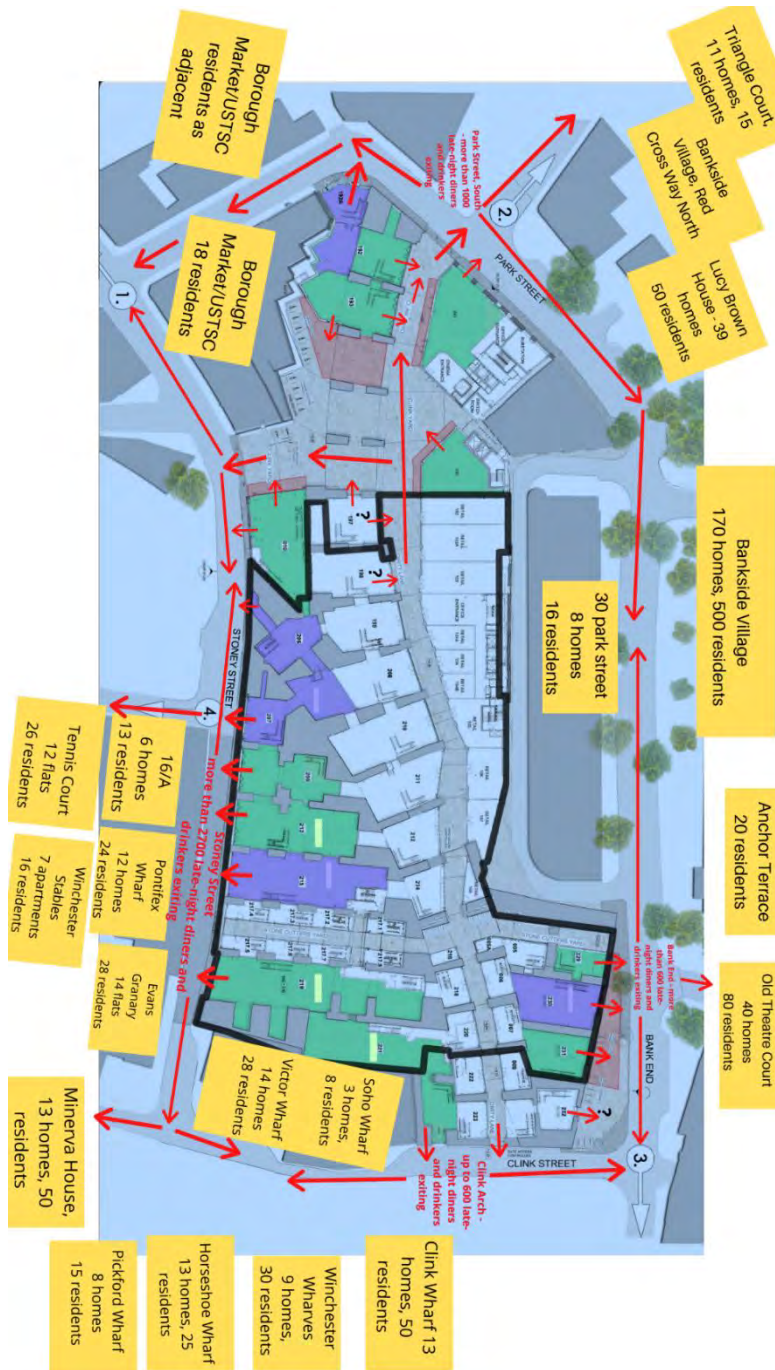
EXECUTIVE SUMMARY OF THE OBJECTION

SITE CONTEXT RELEVANT TO THE FOUR LICENSING OBJECTIVES.

1. **Planning/Licensing Context**
2. **The objectors – representatives of 932 residents**
3. **Cumulative Impact Zone**
4. **Hours longer than both Southwark Licencing Policy and the consented scheme**
5. **Servicing doubled by F&B; no legal parking for taxis and Ubers: precedents for refusal; Deliveroo bikes**
6. **The protection of children from harm.**
7. **The prevention of crime and disorder**
8. **Public safety**
9. **The prevention of public nuisance**
10. **Outdoor drinking and off-licence sales**
11. **Conditions**
12. **Using the old Vinopolis licence for the whole site?**
13. **APPENDIXES**
 - A **Photographs of the affected streets**
 - B **Total F&B patrons generated by BY's 17 licences**

SITE CONTEXT RELEVANT TO THE FOUR LICENSING OBJECTIVES

Borough Yards is embedded in a residential community of 932 people, including elderly people, vulnerable adults and children. None of the Borough Yards plans show the residents on their doorstep, so we made our own. This plan shows the location and numbers of residents in relation to the proposed restaurants and bars, and the exit routes of BY patrons up to 2am¹, 7 days a week.



¹ 16 new licence applications went into Southwark Licensing 3.3.21, with hours up to 1.30am. The applicants have retained the old Vinopolis 2am licence for other parts of the site.

1. PLANNING/LICENSING CONTEXT

In the Consented scheme for Borough Yards ('BY'), a cap of 30% was put on food & beverage ('F&B') uses, in order to protect the amenity of local residents. The Consent is for 70%, with a gallery, offices and a cinema. BY has now applied for Planning consent to increase its licenced premises up to 50% and bars making up 25 percent of the site. That application is not determined. The Borough Market, the Cathedral and residents are objecting.

Despite the lack of planning consent, BY has applied for 16 new licences on the assumption of consent. (There is already a licence for a bar in the cinema).

If the new Planning application is refused, a likely three or four of the 16 licences cannot be deployed.

That could include this one.

2. THE OBJECTORS

This objection is behalf of the 932 residents who live within yards of the proposed premises. BY is embedded in our residential community. It is not possible for F & B patrons – or their taxis, their Ubers or their Deliveroo bikes – to arrive at or leave these premises *without* passing within a few meters of the homes of residents including elderly people, the disabled, rest-home residents and many young children.

For each affected residential zone, we have appointed a Licencing Coordinator. Their names and addresses are at the end of this letter.

3. CUMULATIVE IMPACT ZONE

The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** permitting yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal or antisocial behaviour that draws on the resources of the police and hospitals, as well as sacrificing the amenity of residents, including children. Given the super-saturation of bars and restaurants in this area – there is no good reason to allow another large establishment, let alone 16 at once.

In this case, 17 bars and restaurants are now proposed for the BY scheme: 16 new licence applications have gone in as of March 3. The cinema bar is already licenced. The total raft of licensed premises could bring an extra 25,000 F&B patrons to the area seven days a week. (See Appendix B)

There are 56 licensed premises within the Borough Market area already. Of all Southwark's wards, Borough and Bankside has the most licensed premises already – over 250. Borough Market has provided the following figures for people coming into the area on Fridays and Saturdays:

Friday daytime, 29 th Nov 2019 (9am – 6pm)	90,863
Saturday daytime (9am – 6pm)	127,191
Friday evening, 29 th Nov (6pm – midnight)	16,082

These tiny residential streets cannot accommodate another massive influx of drinkers and diners on top of these figures. Late night social drinkers are already well catered for with Flat Iron Square and the Vinegar Yard. What this area needs is emphatically not more F&B.

The square meterage of the premises in this licence is 767.9. Therefore, using the calculations in the UK Govt Building Regulations 2010 for Fire Safety² and back of house space calculated by an architect³ we estimate the following occupation:

1228 if a bar

460 if a dining restaurant.

Or something in between if part of the area becomes a bar and part dining. The applicants state that these premises are a restaurant but there is nothing in the licence that indicates this. For the purposes of our cumulative chart we are counting it as a restaurant.

So the application is for premises serving alcohol to a very large number of extra drinkers to bring into a Cumulative Impact Zone.

If these premises were to be a bar only, then it should moreover be automatically rejected because Southwark's policies favour only **establishments that serve substantial food** alongside drink.

4. HOURS LONGER THAN BOTH SOUTHWARK LICENCING POLICY AND THE CONSENTED SCHEME

The proposed hours of operation are 7am to 12.30 seven days a week.

These hours are outside those established in current Southwark Licencing Policy.

We are aware that Licensing is not coordinated with Planning, but the Officers may like to know that these hours are also outside those Consented by Planning, which are the following, as listed in the Decision Notice July 2016:

23 a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

5. SERVICING DOUBLED BY F&B; NO LEGAL PARKING FOR TAXIS, UBERS and DELIVEROO BIKES: PRECEDENTS FOR REFUSAL OF LICENCES

BY has a servicing plan. But it does not include any provision for the doubling of servicing needs occasioned by F&B in relation to retail.

It also fails to include provision for the servicing of its thousands of F&B patrons by taxis and Ubers, especially late at night when public transport is reduced.

No revised Transport Plan has been provided by the applicants to support the new flood of F&B clients.

² For a bar, .3 sq m per person; for a dining restaurant, 1 sq m per person, after deduction of cloakrooms/kitchens etc

³ Information provided by a local architectural practice: 'A rough A3 rule of thumb is about 40% of gross internal space for back of house (kitchen, services & plant and wc's etc.) in a typical restaurant. *This is on the generous side* as some kitchens are very small for instance. For bars, the calculation would be 20%.'

F&B patrons congregate in bigger numbers and occupy sites more numerous than retail customers. Even during the day, the taxis and Ubers of thousands of F&B patrons would be a problem in streets already logjammed (see APPENDIX A) to the extent that frustrated drivers will sit with their hands on their horns for up to ten minutes.

BY is surrounded by tiny residential streets with no legal parking spaces for taxis waiting for clients. So taxis and Ubers will have zero recourse but to circle continuously or wait with idling engines, releasing toxins and noise, (and in summer with the taxi windows open playing loud music) under the bedroom windows of residents, including young children, in Stoney Street, Clink Street, Park Street, Montague Close, Winchester Walk, Redcross Way and the other streets shown in the site context map.

In order to reduce noise and emissions, the residents asked if Soap Yard could be used for taxis at night, but the applicants have declined. We fear that this is because Soap Yard is intended to serve as a beer garden for the seven licensed premises around it, including the cinema bar.

In two recent licensing applications within yards of these premises, (App 867078 Lockes Bar; App 867079 Adventure Bar) permission was refused precisely because of this lack of legal parking and stopping-places for taxis and Ubers in an area already saturated with late-night F&B.

In this case, the situation is so much worse because of the volume of F&B patrons (and therefore taxis) involved and the number of residents including children in proximity.

The new Uber regulations mean that drivers are paid so long as they sit in their taxis. This will encourage Ubers to cluster and wait in areas where they know thousands of patrons will emerge at some point. If the Borough Yards complex is licensed to become a late night drinking and eating mega-hub, it will become a magnet for Ubers.

The cinema bar's licence (859288) allows alcohol and late night refreshment to be sold (342) 'for consumption off the premises to customers placing telephone and online orders to be delivered by agents of the cinema.' This can only mean **Deliveroo** bikes. As all the restaurant and bar fronts-of-house are now under our windows, that means swarms of noisy Deliveroo bikes added to the taxis circling, waiting, revving in the narrow streets where there is no legal parking.

The application contravenes the four key licencing objectives as follows:

6. THE PROTECTION OF CHILDREN FROM HARM

There are a number of children under the age of ten living within yards of the proposed premises. Most of these children have their bedrooms on the street. Their sleep stands to be disrupted by departing drinkers, as well as by music and elevated voices emanating from these premises.

These children include a new baby due in May 2021 and a number of foster children. With the foster children, there are many different behavioural issues caused by traumatic events, past experience of alcohol misuse/anti-social behaviours. It is impossible to underestimate the negative impacts of a large licenced premise on their doorstep.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems.

We also wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander through residential streets, under the windows of apartments with children, and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm: for example, exposure to strong language and sexual expletives, or the sight of drinkers exposing themselves to urinate on their doorsteps.

As a result of the scheme's increased F & B ambitions, there is a danger of cars, servicing vans and taxis impacting on and literally with children who are less visible than adults. Day and night, these streets are already full to capacity (Appendix A shows photographs of the streets as they are before the proposed 17 new F & B establishments, including the cinema bar already licenced, in BY).

As mentioned, there is no legal place for patrons' taxis or Ubers to park and turn off their engines. They will be clogging these streets in vast numbers to service the thousands of patrons of BY. The lungs of children are especially vulnerable to particulates PM2.5 and PM10. Idling cars release more and more dangerous particulates than those simply driving.

7. THE PREVENTION OF CRIME AND DISORDER

Borough and Bankside is designated a Cumulative Impact Area because of the existing concentration of F&B and its associated issues of alcohol-related crime, injury and nuisance. Some figures from the *Cumulative Impact Area Alcohol Licensing Review A review of crime and anti social behaviour FY18/19 Regulatory Services; Divisional Analytical and Business Service May 2019*:

Borough and Bankside ... are the highest wards in Southwark for crime.

Rowdy Behaviour & Street Drinking ASB calls: Borough & Bankside CIA has over double the number of calls than the next highest areas of Camberwell.

Alcohol-related ambulance call-outs (2,919 reports): The Borough & Bankside CIA has 25% of the total annual call-out rates. It continues to be notably higher than the other areas.

Alcohol flagged violent crime (322 reports): In FY18/19 the number of alcohol flagged violence reports in Borough & Bankside CIA was 78% higher than the next highest area, Peckham.

Violence with Injury reported crimes (1,144 reports): As mentioned in the introduction, UK studies have suggested that between 25% and 40% of violent crime involves a perpetrator who has been drinking ... Borough & Bankside has the highest volume of VWI (174)

Some information from '*The impact of Alcohol in Southwark Southwark's Joint Strategic Needs Assessment People & Health Intelligence Section Southwark Public Health 13 February 2017*'

In Southwark alcohol is a serious problem, more so than in many London boroughs.

Compared to the London region average, Southwark has much higher mortality rates attributable to alcohol overconsumption

Violence against the person is the most frequent alcohol related crime recorded in Southwark

Alcohol was involved in almost 15% of sexual offences and 10% of violent offences in 2015

Official government figures estimate that the average cost of an alcohol-related emergency ambulance/paramedic journey is £321.30. Therefore, in 2014, ambulance call-outs for binge drinking incidents alone cost Southwark almost £480,000.

In 2017/18 there were 338,000 estimated admissions where the main reason for admission to hospital was attributable to alcohol⁴. In August 2017 the London Ambulance Service revealed which London boroughs see the highest number of alcohol-related incidents: Southwark was in the top five. Figures show that, in Southwark, over 6,650 people were treated by ambulance crews after drinking too in August (2016). In Southwark that year there were 3,051 recorded incidents.

⁴ NHS Statistics on Alcohol, England 2019, published 5.2.19

It would be unconscionable to draw a massive new influx of drinkers to this troubled Cumulative Impact Zone. And yet this application, and the 15 others lodged with it, would do exactly that.

Most nights in this area, there is already shouting, screaming, singing and dancing from drunks who have spent their money at existing licenced premises. On weekend nights, and after sports matches, there are often fights, including glassings. Most of us have witnessed **indecent exposure**, in the form of patrons using our front doors as urinals as they continue drinking off-licence supplies when premises close. Many of us have needed to step over vomit outside our front doors the next morning and clean up the stinking result. We have to pick up the empty bottles and cartoons from off-licence sales from our doorsteps and window-sill. We need to do this, because of the danger of vermin.



litter in Clink St including wine bottles and beer cans 21.3.21

The proposed premises are just steps and yards from residents homes, including Montague Close's river viewing point, a square that is a known trouble spot for **drunken behaviour, drug dealing, rough sleeping and violence**. F&B patrons walking to London Bridge station, particularly the overland trains, will be directed by their phones to walk along Montague Close.

In this Cumulative Impact Zone, the alcohol-related problems are already grave. In the summer of 2020, Southwark Council was forced by the behaviour of F & B patrons to pressure and steam clean the urine and vomit from these very streets every Monday morning. This is an expense that was borne not by the licensed premises but by the Council.

It is in the context of this real, lived experience of crime and disorder, and the prospect of 17 new premises selling alcohol on our doorsteps, that we must object strenuously to this new licence.

8. PUBLIC SAFETY

Meanwhile the very thin strip of land outside the premises is barely adequate for comings and goings of the large clientele this huge premises will attract. It certainly cannot host queues that might build up. Or those queues would force pedestrians into the road.

And yet outdoor drinking is applied for in this licence.

In the case of emergencies, customers from these premises would be forced out into a narrow footpath that must be shared with thousands of other clients from Borough Yard's other restaurants and bars. An emergency could result in crushing and blocking of escape routes or people being thrust off the pavement into oncoming vehicular traffic, also intensified by the increased F&B needs for taxis and Ubers.

There are already too many premises in this CIA and in the BY complex for public safety to be upheld. Crowds from all 17 units will be mingling, alcohol-disinhibited, until late into the night, around this 2.5 acre site with multiple exits if this and all the other applications are approved. What if this premises hosted one group of football fans for a match, and a nearby premises hosted their rivals?

The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

9 THE PREVENTION OF PUBLIC NUISANCE

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, it is the responsibility of the licencing officers to take into account the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises, which may be disproportionate and unreasonable. We believe that this large premises would have a disproportionate effect on those living and working nearby.

The amenity of residents in this area is already compromised by a saturation of licenced premises. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arches of the bridges in Clink Street and Stoney Street provide excellent sound chambers where drunks or even merry people like to test their voices, by yodelling, for example.

Southwark Council cannot enforce on this kind of disturbance: it is labelled 'transient noise'. A resident whose children are woken by revellers – even those settling in for a private party - under the bedroom window will get short shrift from Southwark's noise team. With no enforcement possible, the prevention of this kind of noise cannot be 'conditioned' into any licence. The licensee takes no responsibility for the behaviour of those carrying away the beer and wine he/she has sold to them. The licensee takes no responsibility for the bottles and cans left in the residential streets.

The only way to prevent nuisance of this kind is to stop licensing huge bars and restaurants in this Cumulative Impact Zone. Sixteen new licences for Borough Yards, including this one, are sixteen licences too many.

10. OUTDOOR DRINKING AND OFF-LICENCE SALES: MUST BE EXCLUDED FROM LICENCE

The applicants include outdoor drinking until 10pm in this licence. Where? There is no outdoor space, so this would mean colonising the public realm of the footpath.

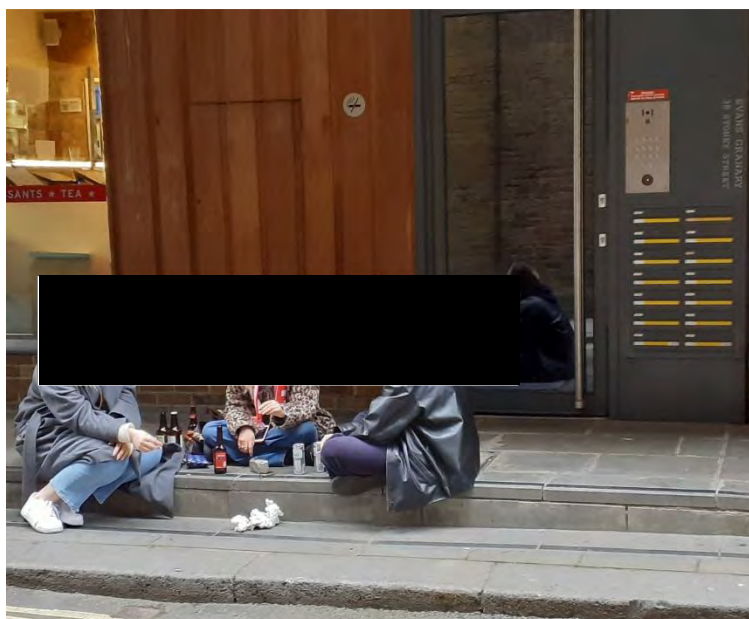
These premises are not in a pedestrianized area but on a busy road that also has a well trafficked cycle lane. Stoney Street has a narrow footpath *on only one side*.

Given the size of these premises, the footpath would not contain all the outdoor drinkers, some of whom would be forced to stand in the road. And if the patrons drank on the footpath, they would force actual non-drinking pedestrians (which would include many local people) into the traffic.

To allow any outdoor drinking or off-licence sales at these premises would infringe the Licensing Objective of Public Safety.

Moreover, this same footpath has to be shared by drinkers from existing licenced premises (see the photographs in APPENDIX A) as well as the patrons arising from the other 15 licences in this batch.

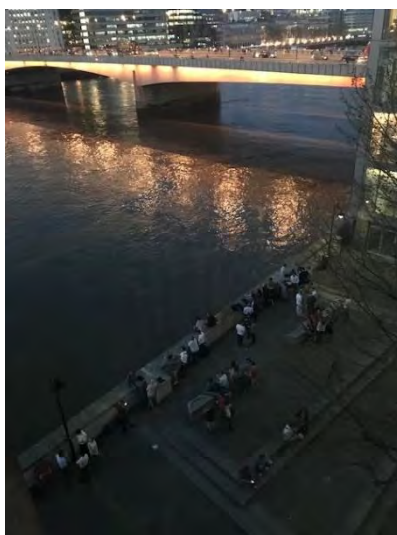
Off-sales drinks would be taken for consumption under the homes of residents in the early hours. Offers of 'sealed containers' are specious.



Off-licence sales - these drinkers are seated in front of the entrance to the residential apartments at Evans Granary, immediately opposite the Stoney Street bars and restaurants. When they leave, they will leave their bottles and other litter.

We have seen the draft conditions of the applicants. Off-licence sales, according to the applicants, will be conditioned with a toothless request for drinks to be taken away, with no distance specified (it would need to be 1000 meters to protect all the residents). This proposed condition is toothless because the premises could not possibly enforce it. How would they deal with the women above? They have no statutory rights to force them to do anything they don't want to do.

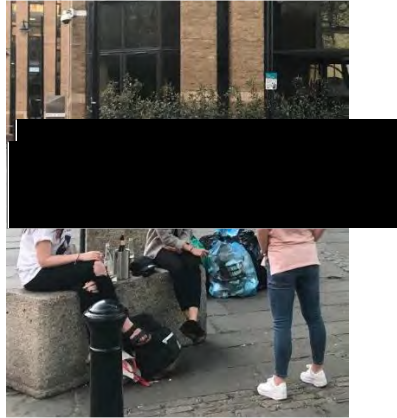
Drinkers will even break the necks of bottles if they want to keep drinking, especially with a lovely view of the Illuminated River at Cathedral Square ... under the bedrooms of residents including children. The picture below shows people with off-licence wine and beer at Cathedral Square.



late night drinkers with off-licence alcohol - immediately under the residents of Minerva House

Are the applicants going to send staff to Cathedral Square to tell their patrons to stop upsetting residents and waking up children? Are they going to interrupt a parting patron who prefers to urinate in the arch in front of Pickford's Wharf rather than queue up for a toilet inside?

Are the applicants going to clean up the bottles and cans they sold drinkers like these, also under Minerva House?



Outdoor drinking and off-licence sales cannot be provided by these premises without causing serious public nuisance and compromising public safety, and must be removed from any licence granted.

12 CONDITIONS

We sincerely hope that this licence is denied for all the above reasons.

However, we would like to make a note about conditions. We have been shown the draft conditions prepared by the applicant, which they say are *already approved by the Licensing Authority*, and which they describe as *'comprehensive and modern'*.

1. The fact is that these new conditions offer **less protection** than the 'shadow' Vinopolis licence (866700). The following conditions are embodied in the shadow licence but are avoided in the new conditions proposed for Borough Yards:
 - double lobbies to the doors on Stoney Street premises, with inner doors kept shut (350)
 - that those doors and the windows are closed in the mezzanines at night.
 - No street queuing after 10.30 (352)
 - A taxi marshalling service (353)
 - No off-licence sales after 9pm (355)

Also left out of the *'comprehensive and modern'* conditions are any provision to stop football-related events and large sports screens that would attract notoriously difficult football clubs; any commitment to actual decibel levels; no offer of airlock doors to prevent repeated slamming; no provision to stop event dismantling after or before hours. Street cleaning is specified but not how often. And the noise of street cleaning at 2am would prolong the misery of residents. No details of the dispersal policy are given, and so no input is possible. The conditions allow drinking outside the premises until 10pm, which means noise from 7am till 10pm. Measure to protect children from harm show no interest in the local children, but are all about customers.

The 'pre-approved' conditions are unacceptable in that they fail address the major problems triggered by the design of the premises: tall French windows effectively opening full frontage to the street in the context of sensitive residential properties just a few yards away. Other problems include the following: - provision for providing tables out in the street, colonising the narrow footpath and public realm yards from residents' homes.

It is also notable that few of the applicants *'modern and comprehensive'* and *'pre-approved'* conditions have landed in the one Borough Yards licence already signed off - the cinema's bar (licence 859288). This severely undermines confidence. The cinema bar's licence also contains a worrying clause that would permit Deliveroo bikes around the site until midnight (or later, for long films).

12. Using the old Vinopolis licence for the whole site?

The applicants have deployed not-very-veiled threats that, if their current applications meet resistance, then they will simply invoke the old Vinopolis 8am – 2am licence for the whole site.

There is confusion here because, despite requests, we have not been able to get hold of the 'deposited plan' that would show the geographical extent of the site. The licence does, however, set a limit of 1250 people. Adding up the 16 new licenses plus cinema bar, the number of patrons would be more than 4000 at any one time, so the Vinopolis licence cannot cover them.

Using the 'shadow' licence for the whole site would also impose a massive responsibility on Borough Yards. They would be responsible for managing 17 - 20 different licensed premises over a complex 2.5 acre site, with up to 25,000 F&B patrons a day, and 4000 to 5000 emptying out late at night through up to 16 different exits. It is hard to see how such a vast operation, with so many unknowns, could meet the licensing objectives of public safety and prevention of nuisance, especially as the BY management team is proposing only a couple of SIA marshals for the entire site at night. The site has a perimeter of more than half a kilometre.

SIGNATORIES OF LICENSING COORDINATORS IN EACH RESIDENTIAL ZONE IMPACTED

This objection is signed on behalf of 932 residents by the following community representatives:

Residents in Winchester Walk – representative, **Cat Robey** (first child due in May) Flat 5

3 Winchester Square London SE1 9BH

Residents in Clink Street – representative **Michelle Lovric**, 5 Winchester Wharf, 4 Clink Street SE1 9DL

Residents in Park Street, Theatre Court and Anchor Terrace, Redcross Way – representative : Mariam Mohidin, 57 Park Street, London, SE1 9EA (mother of a child under four and foster-carer to other children).

Residents in Stoney Street – Gill Rosefield, Flat 1 Evans Granary, 38 Stoney Street, London SE1 9BN, with bedroom facing on the 8 proposed F & B premises.

Residents Montague Close – representative **Nick Grenside**, (father of three young children) flat 9, 6 Montague close, London SE1 9DF

APPENDIX A: CONGESTION OF STREETS BEFORE THE 16 new LICENCED PREMISES PROPOSED, INCLUDING THIS ONE



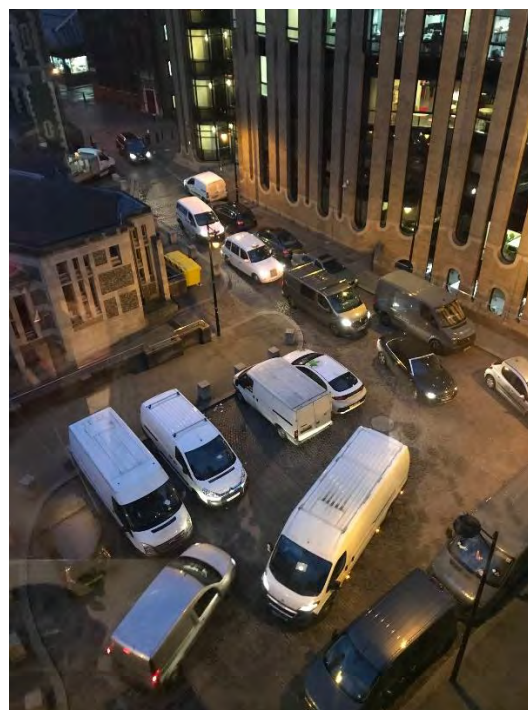
CLINK STREET



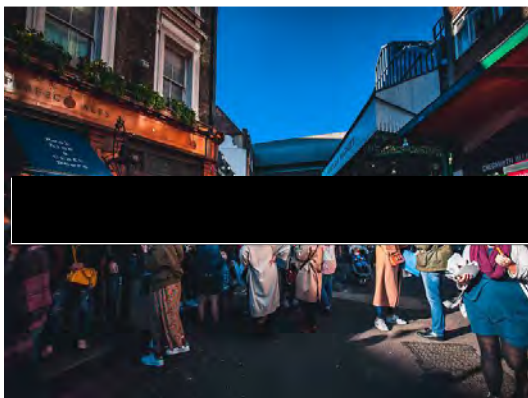
WINCHESTER WALK



STONEY STREET



MONTAGUE CLOSE



STONEY STREET

APPENDIX B: TOTAL F&B PATRONS GENERATED BY THE SCHEME IF VARIATION IS GRANTED

Premises App	2016 use	Unit No	Sq m	Covers	if Rest/ bar	Hours
<u>Stoney Street Zone</u>						
874310	Retail	215	523.3	313/	836	7am -1.30am
874309		207	211.2	126/	366	7am - 1.30am
874295		205	207.6	124/	332	7am - 1.30am
874301	Retail	213	326.9	196/	552	7am -12.30am
874305	Gallery	221	364.9	218/	582	7am -12.30am
874290	Retail	010	379.8	227/	606	7am -12.30am
874313	Retail	219	767.9	460/	1228	7am -12.30am
874294		208	216.5	129/	346	7am -12.30am
Total			2998.10			
<u>Bank End Zone</u>						
874311		231	156.8	94/	250	7am-12.30am
874308		229	81.5	48/	130	7am-12.30am
874297		230	250.1	150/	400	7am -1.30am
(Vinopolis*	Retail	232	80	48/	128	8am-2am)
Total			568.4			
<u>Park Street Zone</u>						
874296	Retail	101	133.6	80/	212	7am-12.30am
874291	Retail	001	190.2	114/	304	7am-12.30am
874299		192	171.5	102/	274	7am-12.30am
874304		193	223.9	134/	358	7am-12.30am
874292		192A	183.4	110/	292	7am-1.30am
(Vinopolis*	Retail	197	150	90/	240	8am-2am)
(Vinopolis*	Retail	198	200	120/	320	8am-2am)
859288 Cinema bar			150E	325		8am - 00.30
Total			1402.60			

Soap Yard standing drinkers

This area is accessed directly by six F&B units, 192, 192A, 193, 001, 101 and 010 plus the cinema bar All the licences applied for include **outdoor drinking and off-sales**. At 509.42 sq m, Soap Yard could hold 1000 standing drinkers. (There is also the matter of the terrace accessed exclusively through consolidated F&B units 192, 193 and 192A.)

1 The total area in square metre area of the F&B units is 4389.1 (comprising 2998.1 in the Stoney Street Zone/ 488.4 in the Bank End Zone/902.6 in the Park Street Zone) Plus 509.42 for standing drinkers in Soap Yard. Plus the cinema bar.

2 Combining information supplied by the applicants on 10.3.21 as to which venues are bars and which restaurants) the total covers are 4028 - comprising 2764 in the Stoney Street Zone/542 in the Bank End Zone/ 1075 in the Park Street Zone). Adding Soap Yard's numbers of up to 1000, we have a total of 5363 when all the F&B's are at capacity. (Plus potential extras for units 232, 197 and 198, see note re Vinopolis below).

However, given the extended hours of operation (7am – 2am), it is not just one set of F&B patrons that would occupy the site on any one day. The restaurants, for example, would (potentially) be serving breakfast, brunch, lunch and several dinner services. Bars would also have different flushes of occupation. Even if the restaurants are not at full capacity the numbers would still be incredibly high: on the basis of five 'sittings' a day, the number of F&B patrons on the site daily could be 25,000 . And many of them will stay for long hours, unlike retail customers.

Note 1: The zoning proposed by this amendment is purely driven by the actual establishments who want to rent the spaces. Yet the applicant in all cases is Mark Bermondsey (Guernsey) Limited. Therefore we cannot know what style of establishment is proposed. It could be anything from Wetherspoons to Gordon Ramsay. But the size of the units would appear to indicate large chain establishments as only large chains could afford such big sites and fill them.

Note 2: **Calculation of Covers.** If granted these licences can be used as either restaurants or bars. Under the heading 'Covers' the left hand figure is the maximum permitted covers for restaurants at any one time and the right hand one is the maximum permitted users for bars at any one time. Total figures are summarised at the end of this document. The calculation of covers for restaurants is based on the total square metre area of each unit minus 40% of that area, which represents the space taken up by kitchens/cloak rooms /staircases etc. We are advised by an architect that this is a reasonable general estimate. The relevant regulations require one square metre of space for each customer. Similarly, the calculation of covers for bars is based on the total square metre area of each unit minus 20% of that area. In the case of bars the relevant regulations require 0.5 square metre of space for each customer.

Note 3. The **intensity** of occupation cannot be compared with that of Vinopolis which had only 6 licenced premises open on a daily basis, compared with the 17 or possibly 20 proposed here. The vast majority of the Vinopolis site was used as a wine museum and for occasional eventing or conferencing: most of the time, most of the site emitted no noise.

Note 4. Retail or Gallery: According to the plan agreed by the applicants with the Planning Officer and cited in his report for the 2016 Consent, these units were designed for retail (R) or gallery (G) and have no sound protection measures, such as double lobbies. In fact most have tall French doors designed to open their large frontages fully to street.

***Vinopolis** indicates units where the old Vinopolis 2am licence seems to have been retained as a shadow licence 866700. A letter from the applicants 5.3.21 named them. The leaflet distributed to residents also shows these three – 197, 198 and 232 – crosshatched as scheduled for F& B. Yet the Feb 2021 'Development Plan' and current Consent has these premises scheduled for retail. The square meters are estimated, based on the comparative sizes with other units. It is notable that all these three units feed into the Soap Yard 'beer garden' space. For these calculations, we have NOT included their meterage and capacity into the numbers. But if we did, they would add **258 extra covers** if all restaurants; **688 if bars**.

Email to licensing@southwark.gov.uk

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309 , 874295, 874301, 874305, 874290, 874313, 874294, 874311
874308, 874297 , 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications **Eirini Laimou Flat 1, Little Winchester Wharf, 5 Clink street, London SE1 9DL**

Other person 26

BOROUGH MARKET

**Licensing Dept
Southwark Council**

By email to: licensing@southwark.gov.uk

30th March 2021

To whom it may concern

Re: objection to the following licence applications for the Borough Yards development, all submitted under the same applicant:

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection as follows:

The prevention of crime and disorder

It is well known that the level of crime associated with alcohol in Borough & Bankside is very high – the highest rate of any of Southwark’s Cumulative Impact Zones. The knock-on effects of this are clear, not only the pull on emergency service resources but the immediate impact on the area, its workers and its residents. As an open site adjacent to the development, we have major concerns around the impact on our estate from the activities of many more intoxicated customers leaving licensed premises, in the early hours.

Public safety

The past year has shown clear examples of the negative effects high levels of intoxication can bring. With so much uncertainty around the nature of the tenants taking ownership of these licenses, there is fear that high levels of consumption will be permitted, resulting in patrons being a danger to themselves and others in the area. This again will undoubtedly result in additional strain on emergency services, particularly the ambulance service. The Market is operational 24 hours, with large wholesale deliveries at night, a process that’s been in place more than 20 years. The addition of many more people who will potentially be under the influence poses risks to both them and the businesses trying to operate in what has traditionally been a quieter time of day to work.

The prevention of public nuisance

The sheer volume of late night premises will almost certainly bring nuisance. This will largely affect residents but, as referenced above, could interfere with businesses who have been operating overnight in the immediate area for decades. A new influx of late night crowds will clash with activity that’s taken place without any issue previously. As an open thoroughfare at night, there is significant risk of litter being strewn across our estate or, worse, urinating and/or defecating on our property,



BOROUGH MARKET

which will directly impact the morning operation and the welfare of the staff greeted with such effects.

The protection of children from harm

We know from relationships with local residents that many children inhabit the area. Additional late night activity at this level could impact their welfare if they experience restricted sleep. If witnessed first-hand, the anti-social behavior of people intoxicated with alcohol will adversely affect them, the risk of which is greatly increased with such an escalation in licensed premises.

In all, we feel the addition of so many (late) licenses would be a negative development for this area of Borough & Bankside, tipping the concentration too far in one vicinity. As such, we object to these applications.

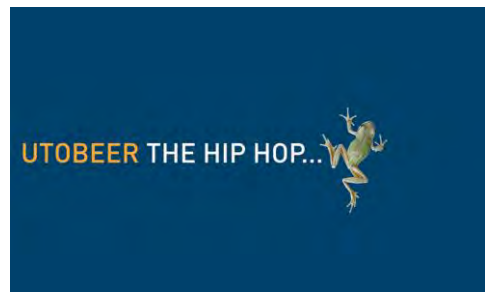
Yours sincerely



Lucy Charles
Head of Operations, Borough Market



Other person 27



29 Mach 21

Southwark Licensing

Re Licence Applications: 874295, 874309, 874294, 874301

Unit numbers: 205, 207, 208, 213

Application type: A3 Premises Licence

Dear Licensing

I am writing as a business that has traded the area for 21 years as Utobeer and our objections are based on Southwark Licensing Objectives.

Utobeer Ltd
14 Winchester Walk
Borough Market
London
SE1 9AG

1. Prevention of Crime and Disorder, Public Nuisance and Public Safety. Our primary objection lies against three of licensing objectives prevention of crime and disorder, public nuisance and public safety, in that this is a Cumulative Impact Zone and there is no evidence in any of the applications that they will not contribute additional noise, anti-social behavior and alcohol related incidents. The primary reason for the introduction of the zone.

2. Prevention of Crime and Disorder, Public Nuisance and Public Safety. We also understand there is a 'shell licence' using the original Viniopolis licence this would not seem to be within the same usage or intention as these additional licences. The operation of that licence covering the whole site was with the intention of occasional events and wine tours not the scope or scale of the proposed licenses, again this 'shell licence' and/or the new licences would breach all Licensing Objectives because of the number involved

3. Prevention of Crime and Disorder. As a premise we work hard to manage the risk of crime in the area and have maintained a low level of theft from persons or from within our premise. There is however already a high incident of theft from persons or premises within the Borough Market Area to simply add more additional licensed premises will attract more risk of crime and criminals being drawn to the area.

4. Public Nuisance. The addition of this number of licensed premises with high level of capacities is such that with the narrow streets and limited access the increase in traffic both foot and vehicle will be such that there will be an considerable increase in the public nuisance risk with the area at various times.

5. Public Safety. A follow on from 4 is that with this increase in public nuisance and correspondingly and increase in public safety especially with the pedestrian, private and commercial vehicle mix.

Michael Hill

Michael Hill
Utobeer Ltd

From: [REDACTED]
Sent: Sunday, March 21, 2021 11:23 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: License Application Number 874311 - Unit 231, 1 Bank End, SE1 9BU

Dear Sirs

We live in a [REDACTED] Street, SE1 9EA.

Whilst we generally welcome the new development at Borough Yards, we are extremely concerned by the late end time sought in the premises license applications made by the developer for Units 231, 230 and 229 At 1 Bank End, SE1 9BU.

The new units which are the subject of the licensing applications are located at the end of a quiet, low rise, residential street. Already the street is increasingly the location for anti-social behaviour from revellers heading home from nearby venues in Borough Market, including late night noise and (increasingly) defecation in the street. Notwithstanding the proposed mitigation measures proposed by the applicant, it is inappropriate that the closure of these venues is encouraged late into the evening/early morning on any day of the week as this will inevitably lead to an increase in early morning traffic, noise and general disturbance and nuisance to nearby residents.

Whilst we appreciate the venue operators will wish to serve meals and drinks until 11, we think it is inappropriate in this location for the grant of licenses which extend alcohol, music or opening hours beyond 11:30pm. To do so will inevitably lead to increased public nuisance to local residents, and lead to the likely increase in disorder in Park Street from the dispersal late into the evening/early morning of intoxicated customers.

We look forward to the new units coming forward, but with licences which better respect the residential character of neighbouring properties, and hence ensure units close no later than 11:30 on any day of the week.

Kind regards

[REDACTED]

Sent from my iPad
[<http://www3.southwark.gov.uk/images/CovidSymptomsLogo.jpg>]

Other person 29

From: [REDACTED]
Sent: Tuesday, March 30, 2021 6:30 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licensing Applications Borough Yards

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304 & 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

From: [REDACTED]
Sent: Tuesday, March 30, 2021 10:02 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licence Applications: 874295, 874309, 874294, 874301

A3 Premises Licence Application

Dear Licensing

I am writing as a business that has traded the area for 15 years as The Turkish Deli and our objections to the above premises licence applications are based on Southwark Licensing Objectives.

1. Prevention of Crime and Disorder, Public Nuisance and Public Safety. Our primary objection lies against three of licensing objectives prevention of crime and disorder, public nuisance and public safety, in that this is a Cumulative Impact Zone and there is no evidence in any of the applications that they will not contribute additional noise, anti-social behaviour and alcohol related incidents. The primary reason for the introduction of the zone.
2. Prevention of Crime and Disorder, Public Nuisance and Public Safety. We also understand there is a 'shell licence' using the original Viniopolis licence this would not seem to be within the same usage or intention as these additional licences. The operation of that licence covering the whole site was with the intention of occasional events and wine tours not the scope or scale of the proposed licenses, again this 'shell licence' and/or the new licences would breach all Licensing Objectives because of the number involved
3. Prevention of Crime and Disorder. As a premise we work hard to manage the risk of crime in the area and have maintained a low level of theft from persons or from within our premise. There is however already a high incident of theft from persons or premises within the Borough Market Area to simply add more additional licensed premises will attract more risk of crime and criminals being drawn to the area.
4. Public Nuisance. The addition of this number of licensed premises with high level of capacities is such that with the narrow streets and limited access the increase in traffic both foot and vehicle will be such that there will be an considerable increase in the public nuisance risk with the area at various times. This area is already saturated with alcohol licensed premises and distracts from the historic area of Southwark Cathedral and Borough Market. It actually prevents regular market shoppers from coming to the area.
5. Public Safety. A follow on from 4 is that with this increase in public nuisance and correspondingly and increase in public safety especially with the pedestrian, private and commercial vehicle mix.

[REDACTED]
The Turkish Deli Ltd
[REDACTED]
[REDACTED]
[REDACTED]

Other person 31

From: [REDACTED]
Sent: Monday, March 29, 2021 5:55 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licensing application 874304 OBJECTION

Dear Licensing Team

I wish to object to Licensing Application for Unit 193 Borough Yards, Park St, SE1 Ref 874304 premises licence

I have lived in my flat [REDACTED] since 1976. The property above is directly opposite me, less than 10m away, and I can stare right into the property, and they can stare back at me. The area has changed dramatically since I have lived here, but has retained a special and unique character with small retail shops, bars and restaurants. This property was intended to be for retail and is unsuitable for receiving a premises licence

This is a Cumulative Impact Zone and the applicant has submitted 17 new premises licence applications in this already oversaturated area. This is a public health concern with so many drinking establishments being concentrated in one area.

The applicant is attempting to consolidate their units to create mega drinking establishments capable of serving thousands of drinkers in a quiet, characterful and residential street. Establishments of this size will add to crime, public nuisance and social disorder problems in this street, particularly if allowed to remain open to 1.30am. I will have taxis and minicabs congregating outside 24/7. Furthermore Planning permission has not been granted for units to be consolidated into mega bars..

Yours

[REDACTED]
[REDACTED]
[REDACTED]

Other person 32

From: [REDACTED] >
Sent: Monday, March 29, 2021 5:53 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Val Garland REF 874304

Dear Sirs,

Unit 193 Borough Yards
Park Street

REF 874304
Premises licence

I wish to object to this application. The application contravenes the provisions of the cumulative impact zone. This area is already over saturated with bars and restaurants. In the consented scheme, Borough Yards had a cap of 30% on food and beverage. Now Borough Yards has applied for planning consent to increase its licenced premises up to 50%. Using all the biggest units with the largest capacity for eating and drinking until the early hours.

I live next door, right next to unit 192. In fact 192, 192A and 193 wrap around my building to two sides. I am completely impacted by this application.

Our very small streets cannot cope or accommodate yet another massive influx of drinkers and diners on top of an already heaving hub of night time revellers.

There is no legal parking for taxis, Ubers and restaurant delivery bikes. So taxis and Ubers will have to circle continuously, or wait with engines running, creating noise and pollution for all us immediate residents.

If the Borough Yards scheme is licensed to become a late night drinking and eating extravaganza it will become a magnet for Ubers.

Already I have to deal on a nightly basis with shouting, singing, arguing from drunk people frequenting these licenced premises – worst of all, my front door is regularly used as a urinal or worse. I regularly have to hose down the front of my building because of vomit and human effluent. I also have to regularly clear away food debris - I have to do this because of the danger of vermin.

It is in the context of living in this already highly congested area – (I have lived here for 17 years) where crime and disorder are an everyday event that I object strongly to this new licence.

The applicants include outdoor drinking – where will this happen? The bar at 192A is asking for a 1:30am licence – THIS IS ADJACENT TO MY HOME, THE PREMISES LOOK DIRECTLY INTO MY HOME AT MEZZANINE LEVEL. The terrace is not consented by planning. The licence 874292 for bar unit 192A – cannot, must not include the terrace for outdoor drinking etc.

as this completely undermines my right to privacy and an ability to enjoy a quiet peaceful environment.

I hope this licence is denied for the above reasons.

[REDACTED]
[REDACTED]
[REDACTED].

Other person 33

From: [REDACTED]
Sent: Tuesday, March 30, 2021 1:42 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: OBJECTION EMAIL: Licensing applications, 874296, 874292, 874299, 874304, 874291 (units 001, 101, 192, 192a, 193) Borough Yards, 1 Bank End SE1

Dear Licensing Team

The Trustees of United St Saviour's Charity object to the new application for a premises license (Ref 874296, 874292, 874299, 874304, 874291) (units 001, 101, 192, 192a, 193) at Borough Yards, 1 Bank End SE1.

The charity has a direct interest in this application. Firstly, it owns neighbouring properties directly opposite (Shops, offices and flats at 1-13 Pak St SE1 9AB), including 7 residential properties let to individuals and families, some of whom have lived there since 1976. Secondly, the charity is the freehold owner of three neighbouring properties in Stoney St which hold premises licenses; the Market Porter pub, The Wheatsheaf, and Arthur Hoopers. We have owned these properties since 1582, and care deeply about the Borough Market area's future, and its unique and special character in Southwark.

The charity is aware that the applicant has submitted 17 new premises licensing applications simultaneously, the cumulative impact of which will be significant. The charity has also objected to the applicant's planning application which proposes to consolidate small units into larger units, and change the amount of food and beverage operators. Whilst this is not a Licensing issue, the potential consequences of this are very relevant to granting premises licenses.

We object to the application on the following grounds:

The application contravenes the provisions of the **Cumulative Impact Zone**. The original intention for the Borough Yards development was to contain 8 new licensed premises. The applicant is now proposing 17 bars and restaurants for the Borough Yards scheme. Local residents have calculated this as potentially bringing an extra 25,000 F&B patrons to the area seven days a week, from 7am in the morning to 12.30am at night and sometimes later. There are already 56 licensed premises within the Borough Market area. The tight streets and densely populated area cannot tolerate this scale of increase.

The Planning Consent for this site forbids the consolidation of units. The applicants are proposing that unit 192 is being combined with 192A and 193 to form a large bar and restaurant complex which could accommodate up to 500 patrons. The application is not clear about the type of operator destined in these units. A 'wet led' operator that does not serve substantial food would be against the Council's policies.

The **Licensing Hours** applied for are 7.30am to 1.30am, which is longer than consented in the planning consent 8am to midnight. The shorter hours were agreed to protect the residential amenity.

The protection of Children from Harm. The main entrance and exit door from units 101, 192, 192a, 193, are in Park St and are directly into residential areas where children live or travel to and from nearby Cathedral Primary School. Children will be disrupted by late night noise and rowdiness. The applicants original intention was to have licensed premises away from the residential areas.

Public safety: the concentration of drinkers in this small area with traffic passing through is a public safety concern. The pavements are already narrow, a two way cycle path exists, and cars turn a blind corner before turning left down Redcross Way.

The prevention of Public Nuisance. The amenity of residents in this area is already compromised by the sheer number of licensed premises. Loud voices from drinkers, combined with narrow streets means that people will be disturbed at night. The properties on Park St are Grade II listed, and sound proofing measures such as double glazing are not permissible.

The residents in these streets already face people vomiting and urinating in their doorways, or blocking entrances by sitting and smoking on their doorsteps.

Please do not hesitate to contact me for more details if you need them.

Yours sincerely

Martyn Craddock

Martyn Craddock
Chief Executive
United St Saviour's Charity
39-41 Union St
London SE1 1SD

████████████████████

From: [REDACTED]
Sent: Wednesday, May 19, 2021 9:21 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to licence 874770 Unit 232 Bank End

Email to licensing@southwark.gov.uk

I live just around the corner from these premises and wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both

ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night though Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queuing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

Michelle Lovric

5 Winchester Wharf, 4 Clink Street, London SE1 9DL

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Other person 4
for 232

From: [REDACTED]
Sent: Saturday, May 22, 2021 8:45 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection : Unit 232 Borough Yards Bank End : Ref 874770 premises licence

We wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill’s café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill’s also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours’ lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night though Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queuing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site’s population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent

Other person 5
for 232

From: [REDACTED]
Sent: Wednesday, May 19, 2021 5:23 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: UNIT 232 Borough Yards BANK END. REF 874770 premises licence

I wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night though Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches


Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.



Other person 13
for 232

From: [REDACTED]
Sent: Wednesday, May 19, 2021 2:22 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: UNIT 232 Borough Yards BANK END. REF 874770 premises licence

I wish to object to the following licensing application:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

This is within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be shown that the premises will not worsen noise, antisocial behaviour and demand on emergency services. No such mitigations are offered by this applicant, particularly regarding antisocial/late night noise, and music.

Prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas, with double the alcohol-related rowdy behaviour call-outs as the next highest area, and 78% more call-outs for alcohol-related violence than in the next-highest area of Peckham.

Alcohol-related antisocial and violent behaviour have been so bad in this area recently that the police declared a dispersal zone from Tower Bridge to Waterloo for the weekend of April 17, and asked licensed premises locally to desist with off-sales during the following weekend. Adding to this problem by granting yet more licensed premises in this area (with off-sales, as requested by these applicants), would predictably increase this problem and make living in the area and policing it even more difficult.

Prevention of public nuisance

A residential community of 932 people live adjacent or very close to the Borough Yards site. Many of us have lived here peacefully for over 20 years. In the last ten years we have experienced our area becoming oversaturated with late night restaurants and bars and their noise, cabs, litter, urination in doorways and streets, and general antisocial and violent behaviour. The applicants are aware of all these issues and our proximity to their proposed premises, yet have offered no mitigations.

These premises request hours of 7am to 12.30am, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight, specifically to protect local residents' amenity. On top of this, there will be additional noise caused by setting out/putting inside 48 chairs and tables for outside drinking/dining, plus rubbish disposal and cleaning, which will further disrupt sleep for residents both early in the morning and after closing. Local restaurant Bills used to cause noise problems due to these issues but agreed new outdoor hours with residents to minimise this. No such negotiation has been offered by these applicants.

The applicants have offered no taxi marshalling services, litter cleaning, or double doors and lobbies to isolate music and noise. To patrol the Borough Yards site at night- a site of that can hold up to 4000 late-night drinkers over 2.5 acres, with four streets and seventeen exits, they have offered 2 security guards only, which is nowhere near enough to patrol a site of this size. The residents asked

for mitigations including more security, using Soap Yard for taxis and channelling drinkers away from residents at night via Dirty Lane, but all such requests have been rejected by the applicant. The licensees will thus profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

Public safety

Our narrow streets are congested and unsafe for the vehicles and pedestrians using them currently, and the extra deliveries caused by adding so many licensed premises will increase traffic congestion hugely. Adding yet more drinkers standing on pavements or queueing to get in to premises will force more people out into the roads and risk more accidents. There is nowhere for taxis and Ubers to park, so they will sit with idling engines or circle, worsening air quality. No air quality impact report has been provided by the applicants, despite the increased traffic triggered by this new F&B version of the scheme. No offer has been made to install air quality monitors or noise monitors.

Safety of children

Many children live in these narrow streets. Drunken shouting will disrupt their sleep, impacting on their health and education. They will also have to hear obscene language screamed under their windows and witness indecent exposure when drunk F&B patrons use their front doors as urinals. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

I urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

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Other person 6
for 232

From: [REDACTED]
Sent: Sunday, May 23, 2021 5:22 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: REF 874770 premises licence (UNIT 232 Borough Yards BANK END)

Dear Sir or Madam,

I am writing to object to the above-referenced premises licence, for the following reasons:

1. As you know, this location is in a **Cumulative Impact Zone**. I see no evidence that the applicant can provide assurance that this (umpteenth) licence application by them will not worsen the noise/crime/other impacts already in existence in the area. It is therefore completely contrary to all CIZ policies.

2. The **potential for public nuisance** arising out of this license is significant: the residents in the area already endure quite a lot of impact from bars/restaurants/visitors. We don't need more drinking, more people, more staff pulling chairs and tables in and out of spaces (which makes a lot of noise: disturbing the relative quiet of the morning; and the much greater quiet of the late-night.) I don't see any recognition of this applicant that there are residents who actually live in this area. They seem to have an insatiable demand for more licenses — more people, more drinkers, more more more. If the premises stay open to 12:30, the impact lasts much longer — taxis, people, tables/chairs, etc. Where is the relief for residents? Does anyone recognise the importance of quiet repose?

3. I hope the department will recognise the truth that alcohol causes problems and lots of places with people drinking alcohol causes a concentration of those problems. We all know that Borough and Bankside has an increasing problem with alcohol-related **crime and disorder**. That problem will only be made worse by adding **YET ANOTHER PREMISES LICENSE TO THE AREA!** (Hence, the CIZ policies)

4. Surely we have learned something from the time of Covid: excessive concentrations of people can be **dangerous to public safety**. We do not need to draw more people to this already busy and popular location. This isn't just about Covid and air quality (taxis, etc.). But also terrorism risks, or fire or crime-disorder (above): there must be a limit to the number of people we want to draw to this location because if/when there is a need to disperse people, it will become impossible to do so safely. The streets are narrow, and already at capacity. Allowing the BY development to go into **hyper-drive with premises licenses** — abandoning the more diverse uses initially proposed for the

development — will be unsafe to residents as well as those drawn to the place.

5. I cannot understand the need/desire to sell **off-license booze from 10 AM until mid-night**. I know it is not the policy of Southwark to just facilitate the sale of booze to everyone so people can drink all the time, anywhere. It rather makes a mockery of the idea of having a “premises”. Does this applicant lack the imagination to propose something other than plying people with alcohol?

6. In NYC there is a place called the Red Lion on Bleecker Street, which is rather famous for **screening sports matches**. It is extremely loud and draws huge crowds that spill onto the street, at all hours of the day/night. Great to have such a venue. Somewhere. But not appropriate for a residential area, or a mixed-use development that BY was supposed to be.

I appreciate you taking my objections into consideration and protecting the quality of this historic and special neighbourhood.

Thank you.

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██████████

████████████████

Other person 10
for 232

From: [REDACTED]
Sent: Sunday, May 23, 2021 4:12 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]
Subject: objection ref 874770

I wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

My reasons for objection include the following:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-licence sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become completely saturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight through our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and dining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both

ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night though Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queuing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Other person 3
for 232

From: [REDACTED]
Sent: Thursday, May 20, 2021 10:39 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licensing objection letter

Dear Southwark Licensing

[REDACTED]

[REDACTED]

By Email to licensing@southwark.gov.uk 20 May 2021

Dear Sir or Madam

Please register this objection to a new licensing applications for the Borough Yards site:

UNIT 232 Borough Yards BANK END; REF 874770 premises licence; 15/AP/3066

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services.

We are concerned about the likely impact on us, local residents within 100 metres of the property, of antisocial late-night noise, music and air quality issues caused by idling taxis private hire vehicles.

The prevention of crime and disorder

The local Impact Zone has a high rate of alcohol-related crime and disorder. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area, Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

Recently, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for the weekend of April 17 and asked licenced premises in this area to refrain from off-sales for the next weekend.

It is not acceptable to local residents to allow more licensed premises, especially with off-sales, as with these applications.

The prevention of public nuisance

The Borough Yards site is embedded within a residential community of 932 people, many of whom have lived locally for decades, and well before the intense development and commercialisation of the area.

Over the last decade the local area has become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, private-hire vehicles, litter, urination in residents' doorways, vomiting (never cleaned up), antisocial and violent behaviour. Noise nuisance is a major, most persistent problem.

Foot traffic in the narrow streets encourages buskers, which add to the nuisance. Narrow streets with tall adjacent buildings amplify all noises, making for disturbance of the quiet enjoyment of residential homes at all hours, including beyond mid-night.

The applicants are - or should be - well aware of these issues and the proximity of hundreds of residents, and yet no mitigations are offered.

These applicants request hours of 07.00 to 00.30, despite the Planning Consent for the entire Borough Yards scheme specifying 08.00 to midnight specifically in order to protect the amenity of local residents

The use of outdoor space for dining and drinking adds to the problems we face - the placing and stacking of outdoor furniture at hours outside the hours the premises are open adds to the noise nuisance, especially late at night.

These applicants have offered no taxi or private-hire vehicle marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night - a large site with many exits onto local streets.

Residents' representatives have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night through Dirty Lane. These requests have been rejected by the applicant. Consequently, we must object to this application.

Public safety and Covid Risk

Stoney and Clink streets are narrow. Already, they are frequently blocked by vans and lorries servicing the local commercial establishments. Clink Street doubles as the Thames Path, with large-volume footfall, especially at weekends and during tourism periods. Adding yet more vehicular traffic in the congested area will pose serious risk of harm to pedestrians, including local residents.

There is no place for taxis and private-hire vehicles to wait for clientele or to park: if they hover and circle the area it will add to congestion, air pollution and risk of harm to pedestrians - especially those suffering the adverse effects of consuming alcohol.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices.

Transmission of Covid virus is (*inter alia*) by exhalation, aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music or out in the streets afterwards by noisy, disinhibited individuals. Covid and its variants, like influenza, will be a problem to be sensibly managed for years ahead.

The scheme – if licenses are granted – will ensure that BY and its tenants will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents. This is not acceptable.

The safety of children

Children live in residential accommodation in our narrow streets. Noise and other nuisance and anti-social behaviour has an impact on their health, education and general wellbeing. Too often children are also put in moral harm by excessive drinking in this area, being subjected to obscene language under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

To allow these licenses would not meet the Council's object of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10.00h until midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it and should not be included. There are already too many existing premises locally available for the sale of alcohol to warrant more.

Screenings of sports matches

Screenings of sports matches will inevitably lead to noise nuisance under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and the current application can therefore be examined on its own merits.

Conclusion

My wife joins me in this objection. We urge Southwark Licensing to refuse this application. The area is already saturated with licensed premises, many of which already have an adverse impact on the quiet and peaceful enjoyment of local residents of long-standing. We

do not need more: the BY site is not appropriate for the proposed usage and the applicants have failed to offer any meaningful mitigation.

Yours faithfully

██████████

20th May 2021



May 23rd 2021

Licensing Department

Southwark Council

Email to licensing@southwark.gov.uk

Please record this objection to the following new licensing applications on the Borough Yards site:
UNIT 232 Borough Yards BANK END - REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within a Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling hire vehicles.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area.

Many have already been submitted to the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site.

In the last month, police have been called several times to the adjacent Anchor pub area to deal with antisocial behaviour and violence, a problem so serious that the police declared a dispersal zone from Tower Bridge to Waterloo for a recent weekend. They also asked licenced premises in this area to refrain from off-sales. It is wholly inappropriate to add more licensed premises, especially with off-sales, as requested by the applicants.

The prevention of public nuisance

The Borough Yards site is contained within a residential community of 932 people, albeit that our homes are never shown in the applicants' plans. This area has been primarily residential for decades, but has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem.

Clink and Stoney Streets and Bank End are narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations have been offered.

These premises request hours of 07.00h to 12.30h, even though the Planning Consent for the entire Borough Yards scheme specifies 08.00h to midnight, specifically in order to protect the amenity of residents who live around the site.

Another problem on the BY site is that large areas outside are colonised for tables and chairs, leading to obstruction of pedestrian footways. The noise of placing and taking down those chairs and tables (outside the licensing hours and often accompanied by the loud voices of staff and any music they might be playing) just adds to sleep disruption for local residents at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 08.00h and to stop outdoor orders at 22.00h, and to put away tables and chairs silently. However, no such negotiation of mitigation has been offered by the applicant, even though they are well aware of the proximity to the site of families, some of them with young children.

The applicants offer no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. Local residents have asked for mitigations, including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night through Dirty Lane but our requests have been rejected by the applicant. We must, therefore, object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets are already stressed to more than their capacity by vehicular traffic. Clink Street itself is on the Thames Path with a heavy pedestrian footfall as well as vehicular and cycle traffic. More personnel, including drinkers, crowding the roads (there is no footway on parts of Clink Street and only a narrow one on one side of Stoney Street) poses a danger to life and limb. The consequences will fall to be dealt with by emergency services, which are already over-stretched.

There are no places for taxis and private-hire vehicles to park or to wait for clients: they will hover and circle, causing noise and worsening air quality for residents. No air quality impact report has been provided by the applicants despite the increase in traffic that their scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be in a semi-enclosed space, far more confined than that of Borough Market and therefore potentially subject to higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak loudly and shout. A major route of transmission of Covid-19 virus is by exhalation, aggravated by loud conversations, such as those held over a background of loud restaurant or bar music. Covid-19 and its variants are a chronic issue. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

The business model for the kind of scheme BY now proposes ensures that licensees will profit from selling alcohol but any safety issues arising from alcohol consumption will fall on the public purse - Southwark Council, the emergency services - and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for these premises but all BY premises.

The safety of children

Many children live in these narrow streets. When drunken shouting disrupts their sleep, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, forced to hear obscene language screamed under their windows and to witness the consequences of inebriation, including indecent exposure when F&B patrons use their front doors as urinals or depositories for their alcohol-induced vomit. A licence providing a large space for outdoor drinking within metres of children's bedrooms does not meet with the Licensing Object of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10.00h until midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it and where there is already excessive provision of sites selling intoxicating beverages. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to noise nuisance and rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises – or at least to prevent sound being audible outside the premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

My wife joins me in urging Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

██████████

██████████████████

Other person 36

From: [REDACTED]
Sent: Thursday, May 20, 2021 10:15 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: objection to Licence application 874770

Dear Sir/ Madam

I wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor

hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night though Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queuing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

John Phillips

Flat 5 Pickfords Wharf Apartments

Clink Street

London SE19DG

regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Other person 11
for 232

From: [REDACTED] >
Sent: Monday, May 24, 2021 10:35 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: UNIT 232 Borough Yards BANK END. REF 874770 premises licence, objection

I wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are

aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night though Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially

subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

[REDACTED]

[REDACTED]

[REDACTED]

Other person 14
for 232

From: [REDACTED]
Sent: Wednesday, May 19, 2021 8:45 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: licensing@southwark.gov.uk UNIT 232 Borough Yards BANK END. REF 874770 premises licence, OBJECTION

Email to licensing@southwark.gov.uk

I wish to object to the following new licensing applications on the Borough Yards site:
UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will not worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining

indoors). The noise of taking those chairs and tables inside and out – extra to the licensed hours – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night through Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

Other person 22
for 232

From: [REDACTED] >
Sent: Tuesday, May 25, 2021 7:11 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]
Subject: UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Email to licensing@southwark.gov.uk

I wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night though Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

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Other person 37

From: [REDACTED]
Sent: Sunday, May 23, 2021 6:08 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: UNIT 232 Borough Yards BANK END. REF 874770 premises licenceReasons for objection:

I wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licenceReasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such

negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night through Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queuing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

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Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation. It is really sad to witness what is happening in the evening and late nights. Especially not that restaurants and pubs are reopening the level of noise has increased dramatically and this would become unbearable if Southwark Licensing would accept the application

Kind regards

██████████

████████████████████

██████████

Other person 9
for 232

From: [REDACTED] >
Sent: Monday, May 24, 2021 11:00 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to 874770 premises licence application

We wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

The prevention of public nuisance

The Borough Yards site is within a residential community of over 900 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring; late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. The area is characterised by narrow streets that amplify all noise straight into our bedroom windows. The applicants are aware of these issues yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and dining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night through Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

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Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

The safety of children

Many children live in these narrow streets. Disrupted sleep by drunken shouting impacts on health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. There is no justification for this in the area and must not be allowed.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.



Other person 32
for 232

From: [REDACTED] >
Sent: Monday, May 24, 2021 9:55 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: OBJECTION

I wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

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The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

Kind Regards

From: [REDACTED]
Sent: Sunday, May 23, 2021 5:25 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Unit 232 Borough Yards, Bank End; Ref 874770: Objection

Dear Sir/Madam,

I wish to object to the following new licensing applications on the Borough Yards site: Unit 232 Borough Yards, Bank End; Ref 874770 premises licence.

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will not worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. A hundred and one objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered. These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – extra to the licensed hours – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill’s café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill’s also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours’ lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night though Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

The narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires. No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site’s population. I ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus. Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

Other person 38

From: [REDACTED]
Sent: Thursday, May 20, 2021 5:06 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject:

Dear Sir/Madam

I wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to

put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night through Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

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Other person 39

From: [REDACTED] >
Sent: Wednesday, May 19, 2021 4:07 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Sir,

I wish to object to the following new licensing applications on the Borough Yards site.

Reasons for my objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and dining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night though Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that already flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex – to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

I believe that these considerations make a granting of a license by Southwark Licensing unsafe and it should be refused. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

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From: [REDACTED]
Sent: Wednesday, May 19, 2021 10:55 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]
Subject: Objection to new licensing applications on the Borough Yards site (ref 874770)

We wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

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These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night though Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

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There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

Sincerely,

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LIVING BANKSIDE

18 Great Guildford Street, London, SE1 0FD

T: 020 3488 7293

E: info@livingbankside.org

London Borough of Southwark
London
SE1P 5LX

Email to licensing@southwark.gov.uk

Dear Sirs,

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Premises (New premises licence for films (indoors):

Mon - Sun: 10:00 - 00:00

recorded music (indoors): Mon - Sun: 10:00 - 00:00

sale of alcohol (on and off the premises): Mon - Sun: 10:00 - 00:00

Late night refreshment (indoors and outdoors): Mon - Sun: 23:00- 00:00

Opening hours: Mon-Sun: 07:00-00:30)

We wish to **object** to this application.

This objection is made as a summarised representation of the views and concerns of local residents who are beneficiaries of Living Bankside.

EXECUTIVE SUMMARY OF THE OBJECTION

SITE CONTEXT RELEVANT TO THE FOUR LICENSING OBJECTIVES.

1. Planning/Licensing Context
2. The objectors – representatives of 932 residents
3. Cumulative Impact Zone – no mitigation offered
4. Hours longer than both Southwark Licencing Policy and the consented scheme
5. Servicing doubled by F&B; no legal parking for taxis and Ubers: precedents for refusal; Deliveroo bikes
6. The protection of children from harm.
7. The prevention of crime and disorder
8. Public safety and Covid risk assessment
9. The prevention of public nuisance – no mitigation offered
10. Off-licence sales inappropriate

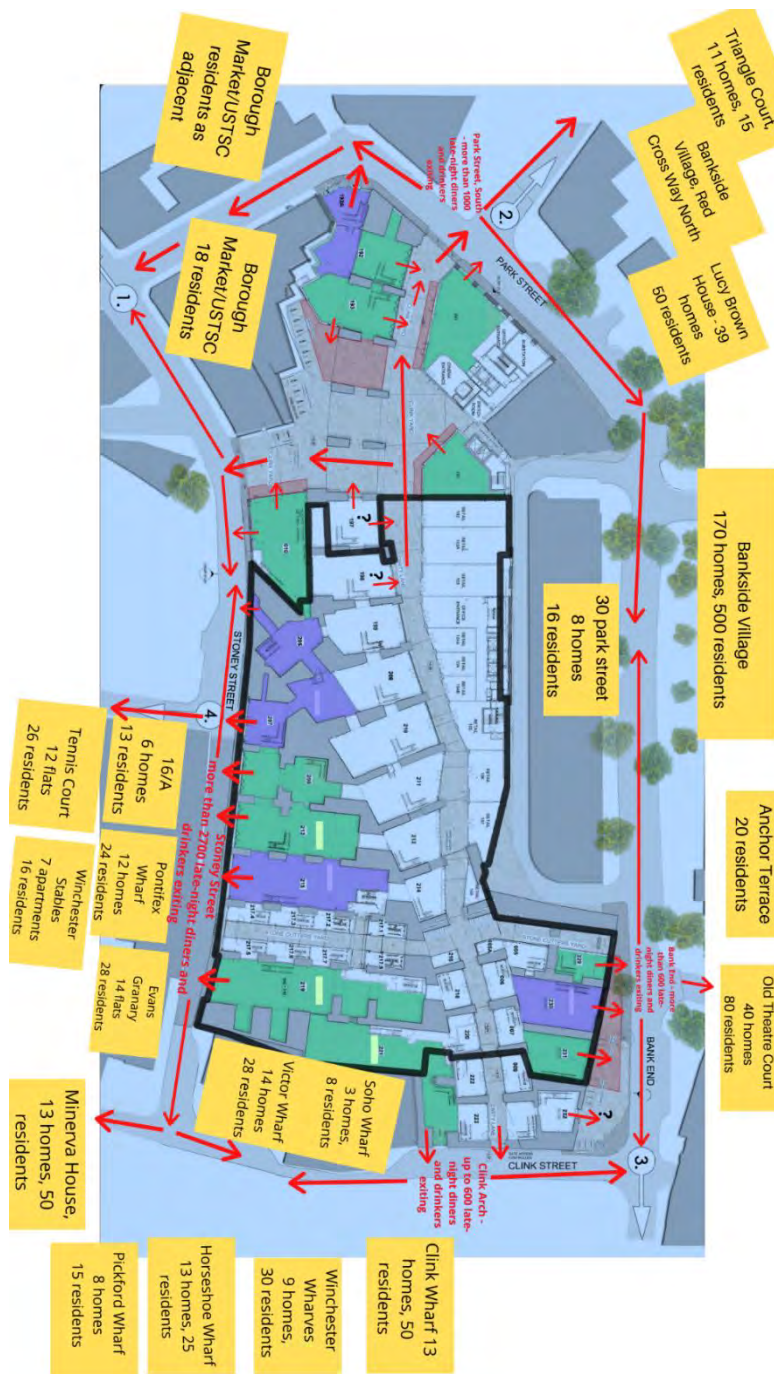
- 11. Conditions inadequate for this sensitive site**
- 12. Using the old Vinopolis licence for the whole site?**
- 13. APPENDIXES A Photographs of the affected streets**
 - B Total F&B patrons generated by BY's 18 licences**

SITE CONTEXT RELEVANT TO THE FOUR LICENSING OBJECTIVES

Borough Yards is embedded in a residential community of 932 people, including elderly people, vulnerable adults and children. None of the Borough Yards plans show the residents on their doorstep, so we made our own. This plan shows the location and numbers of residents in relation to the proposed restaurants and bars, and the exit routes of BY patrons up to 2am¹, 7 days a week.

[This film](#) shows the proximity of all the licensed premises to residents.

¹ 17 new licence applications went into Southwark Licensing 3.3.21, with hours up to 1.30am. The applicants have retained the old Vinopolis 2am licence for other parts of the site.



1. PLANNING/LICENSING CONTEXT

In the Consented scheme for Borough Yards ('BY'), a cap of 30% was put on food & beverage ('F&B') uses, in order to protect the amenity of local residents. The Consent is for 70% retail, with a gallery, offices and a cinema. BY has now applied for Planning consent to increase its licenced premises up to 50%. That application is not determined. The Borough Market, Better Bankside, United St Saviours, the Cathedral and residents have objected: 101 objections so far and no letters in support.

Objectors also have issues with the applicants' calculations of licenced space and the areas that they choose not to count in their proposed 50%.

Despite the lack of planning consent to increase the licensed premises, BY has applied for 17 new licences on the assumption of consent. (There is already a licence for a bar in the cinema, so there are 18 licensed premises in all).

If the new Planning application is refused, a likely three or four of the 18 new licences cannot be deployed.

That could include this one, which is also not covered by the Vinopolis shadow licence.

2. THE OBJECTORS

This objection is behalf of the 932 residents who live within yards of the proposed premises. BY is embedded in our residential community. It is not possible for F&B patrons – or their taxis, their Ubers or their Deliveroo bikes – to arrive at or leave these premises *without* passing within a few meters of the homes of residents including elderly people, the disabled, rest-home residents and many young children.

For each affected residential zone, we have appointed a Licencing Coordinator. Their names and addresses are at the end of this letter.

3. CUMULATIVE IMPACT ZONE – NO MITIGATION OFFERED

The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** permitting yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal or antisocial behaviour that draws on the resources of the police and hospitals, as well as sacrificing the amenity of residents, including children. Given the super-saturation of bars and restaurants in this area – there is no good reason to allow another large establishment, let alone 18 at once.

In this case, 18 bars and restaurants are now proposed for the BY scheme: 17 new licence applications have gone in as of May 14. The cinema bar is already licenced. The total raft of licensed premises could bring an extra 25,000 F&B patrons to the area seven days a week. (See Appendix B)

There are 56 licensed premises within the Borough Market area already. Of all Southwark's wards, Borough and Bankside has the most licensed premises already – over 250. Borough Market has provided the following figures for people coming into the area on Fridays and Saturdays:

Friday daytime, 29 th Nov 2019 (9am – 6pm)	90,863
Saturday daytime (9am – 6pm)	127,191
Friday evening, 29 th Nov (6pm – midnight)	16,082

These tiny residential streets cannot accommodate another massive influx of drinkers and diners on top of these figures. Late night social drinkers are already well catered for with Flat Iron Square and the Vinegar Yard. What this area needs is emphatically not more F&B.

The square meterage of the premises in this licence is approximately 171.5 square metres, including the ground floor, the mezzanine and the large outdoor space within the red line for licensable activities, which appears to be taken from what was supposed to be public realm provision. Therefore, using the calculations in the UK Govt Building Regulations 2010 for Fire Safety² and back of house space calculated by an architect³ we estimate the following occupation:

103 patrons of which 48 would be outside, dining and drinking within meters of residential property.

The applicants state that these premises are a restaurant (though there is nothing in the licence that indicates this.) For the purposes of our cumulative chart we are counting it as a restaurant.

So the application is for premises serving alcohol to a large number of extra drinkers to bring into a Cumulative Impact Zone.

If this unit turns out to be a bar only, this licence should moreover be automatically rejected because Southwark's policies favour only **establishments that serve substantial food** alongside drink.

4. HOURS LONGER THAN BOTH SOUTHWARK LICENCING POLICY AND THE CONSENTED SCHEME; additional and prolonged nuisance from dismantling outdoor street furniture

The proposed hours of operation are 7am to 12.30am seven days a week. But that does not reflect the true picture of the hours of noise. If these hours are agreed, there will be noise of setting out tables and bringing them in doors starting early in the morning and going on until at least 1am. This will decrease the amount of sleep possible for residents, including young children living nearby.

Because of this problem, we argue that 10.30pm is a better time to close these premises – or they should give up their outdoor drinking and dining. If 10.30 is when they stop people eating and drinking, we can expect the site to be quiet by 11.30 – 12.00 earliest.

We are aware that Licensing is not coordinated with Planning, but the Officers may like to know that the hours of operation requested (even without the dismantling hours) are also outside those Consented by Planning, which are the following, as listed in the Decision Notice July 2016:

² For a bar, .3 sq m per person; for a dining restaurant, 1 sq m per person, after deduction of cloakrooms/kitchens etc

³ Information provided by a local architectural practice: 'A rough A3 rule of thumb is about 40% of gross internal space for back of house (kitchen, services & plant and wc's etc.) in a typical restaurant. *This is on the generous side* as some kitchens are very small for instance. For bars, the calculation would be 20%.'

23 a) *The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours **08:00 to midnight on any day.***

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

5. SERVICING DOUBLED BY F&B; NO LEGAL PARKING FOR TAXIS, UBERS and DELIVEROO BIKES: PRECEDENTS FOR REFUSAL OF LICENCES

BY has a servicing plan. But it does not include any provision for the doubling of servicing needs occasioned by F&B in relation to retail.

It also fails to include provision for the servicing of its thousands of F&B patrons by taxis and Ubers, especially late at night when public transport is reduced.

No revised Transport Plan has been provided by the applicants to support the new flood of F&B clients. No dispersal plan has been provided. No taxi management is proposed.

F&B patrons congregate in bigger numbers and occupy sites more numerous than retail customers. Even during the day, the taxis and Ubers of thousands of F&B patrons would be a problem in streets already logjammed (see APPENDIX A) to the extent that frustrated drivers will sit with their hands on their horns for up to ten minutes.

BY is surrounded by tiny residential streets with no legal parking spaces for taxis waiting for clients. So taxis and Ubers will have zero recourse but to circle continuously or wait with idling engines, releasing toxins and noise, (and in summer with the taxi windows open playing loud music) under the bedroom windows of residents, including young children, in Stoney Street, Clink Street, Park Street, Montague Close, Winchester Walk, Redcross Way and the other streets shown in the site context map.

In order to reduce noise and emissions, the residents asked if Soap Yard could be used for taxis at night, but the applicants have declined. We fear that this is because Soap Yard is intended to serve as a beer garden for the seven licensed premises around it, including the cinema bar.

In two recent licensing applications close to these premises, (App 867078 Lockes Bar; App 867079 Adventure Bar) permission was refused precisely because of this

lack of legal parking and stopping-places for taxis and Ubers in an area already saturated with late-night F&B.

In this case, the situation is so much worse because of the volume of F&B patrons (and therefore taxis) involved and the number of residents including children in proximity.

The new Uber regulations mean that drivers are paid so long as they sit in their taxis. This will encourage Ubers to cluster and wait in areas where they know thousands of patrons will emerge at some point. If the Borough Yards complex is licensed to become a late night drinking and eating mega-hub, it will become a magnet for Ubers.

The cinema bar's licence (859288) allows alcohol and late night refreshment to be sold (342) 'for consumption off the premises to customers placing telephone and online orders to be delivered by agents of the cinema.' This can only mean **Deliveroo** bikes. As all the restaurant and bar fronts-of-house are now under our windows, that means swarms of noisy Deliveroo bikes added to the taxis circling, waiting, revving in the narrow streets where there is no legal parking.

The application contravenes the four key licencing objectives as follows:

6. THE PROTECTION OF CHILDREN FROM HARM

There are a number of children under the age of ten living within yards of the proposed premises. Most of these children have their bedrooms on the street. Their sleep stands to be disrupted by departing drinkers, as well as by music and elevated voices emanating from these premises, not to mention the noisy process of putting tables in and out of the restaurant early in the morning and in the early hours after closing..

These children include a number of foster children. With the foster children, there are many different behavioural issues caused by traumatic events, past experience of alcohol misuse/anti-social behaviours. It is impossible to underestimate the negative impacts of a large licenced premise on their doorstep.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems.

We also wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander through residential streets, under the windows of apartments with children, and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm: for example, exposure to strong language and sexual expletives, or the sight of drinkers exposing themselves to urinate on their doorsteps.

As a result of the scheme's increased F&B ambitions, there is a danger of cars, servicing vans and taxis impacting on and literally with children who are less visible than adults. Day and night, these streets are already full to capacity (Appendix A shows photographs of the streets as they are before the proposed 18 new F & B establishments).

As mentioned, there is no legal place for patrons' taxis or Ubers to park and turn off their engines. They will be clogging these streets in vast numbers to service the thousands of patrons of BY. The lungs of children are especially vulnerable to particulates PM2.5 and PM10. Idling cars release more and more dangerous particulates than those simply driving.

7. THE PREVENTION OF CRIME AND DISORDER

Borough and Bankside is designated a Cumulative Impact Area because of the existing concentration of F&B and its associated issues of alcohol-related crime, injury and nuisance. Some figures from the *Cumulative Impact Area Alcohol Licensing Review A review of crime and anti social behaviour FY18/19 Regulatory Services; Divisional Analytical and Business Service May 2019*:

Borough and Bankside ... are the highest wards in Southwark for crime.

Rowdy Behaviour & Street Drinking ASB calls: Borough & Bankside CIA has over double the number of calls than the next highest areas of Camberwell.

Alcohol-related ambulance call-outs (2,919 reports): The Borough & Bankside CIA has 25% of the total annual call-out rates. It continues to be notably higher than the other areas.

Alcohol flagged violent crime (322 reports): In FY18/19 the number of alcohol flagged violence reports in Borough & Bankside CIA was 78% higher than the next highest area, Peckham.

Violence with Injury reported crimes (1,144 reports): As mentioned in the introduction, UK studies have suggested that between 25% and 40% of violent crime involves a perpetrator who has been drinking ... Borough & Bankside has the highest volume of VWI (174)

Some information from '*The impact of Alcohol in Southwark Southwark's Joint Strategic Needs Assessment People & Health Intelligence Section Southwark Public Health 13 February 2017*'

In Southwark alcohol is a serious problem, more so than in many London boroughs.

Compared to the London region average, Southwark has much higher mortality rates attributable to alcohol overconsumption

Violence against the person is the most frequent alcohol related crime recorded in Southwark

Alcohol was involved in almost 15% of sexual offences and 10% of violent offences in 2015

Official government figures estimate that the average cost of an alcohol-related emergency ambulance/paramedic journey is £321.30. Therefore, in 2014, ambulance call-outs for binge drinking incidents alone cost Southwark almost £480,000.

In 2017/18 there were 338,000 estimated admissions where the main reason for admission to hospital was attributable to alcohol⁴. In August 2017 the London Ambulance Service revealed which London boroughs see the highest number of alcohol-related incidents: Southwark was in the top five. Figures show that, in Southwark, over 6,650 people were treated by ambulance crews after drinking too in August (2016). In Southwark that year there were 3,051 recorded incidents.

In the last month, there was a shocking amount of antisocial behaviour and alcohol-related violence between drinkers in this area, to the extent that the police declared a dispersal zone. Here are records of incidents in this area, including two fights within metres of these proposed premises:

On Saturday 16th May 2021 at 00:15 hours, police received call to Potters Fields London SE1 where there were reports of a person that had been bottled after a fight at the location. The victim had a laceration to his head and cut to his left ear, medical treatment was required and the victim taken to Royal London Hospital, The location has had a number of incidents involving disorder/ASB, a local policing plan is in place.

Weekend of May 8. The Anchor called the police to have a busker removed after the buskers entourage caused an altercation with the Anchor's security when they attempted to move them on. The entourage were drinking off-sales beer.

Sat 24.4.2021 after numerous alcohol-triggered asbs in this area, all licensed premises in the Borough Market and surrounding streets were 'recommended' to cease off sales until 17th May. Some, including Café Brood, were also fined.

Mon 19.4.2021 Clink Street/Stoney Street 11.15 pm. Four youths first swearing and then fighting in a scrum on the ground. It didn't feel safe to go down and photograph. Reported to Metropolitan Police Service website TAA-24646-21-0101-00

On Saturday 01st May 2021, officers were patrolling More London near City Hall, POTTERS FIELDS, on Op Kaiser due to the recent disorder/ASB. A victim had been assaulted and several suspects were seen nearby and detained by Police. During the incident one officer was knocked unconscious. Medical treatment was required for both the police officer and a member of the public. Several other officers received minor injuries. Four people were arrested on scene for offences of

⁴ NHS Statistics on Alcohol, England 2019, published 5.2.19

GBH, Racially Aggravated Public Order and Assault emergency workers. A dispersal order was authorised:

Southwark Police | Central South BCU
@MPSSouthwark

A dispersal order under Section 34 has been authorised by Insp Laurie following ASB and crime and disorder in the #LondonBridge and #PottersField areas. The order runs from 1500hrs today until 0500hrs on Sunday 18 April 2021 and covers the area indicated on the map.



Dispersal order declared after fights and asb ... but crowds and fights continue



Saturday 17.4.21. A fight at the Anchor Inn 2.30pm. Police and ambulances in attendance



It would be unconscionable to draw a massive new influx of drinkers to this troubled Cumulative Impact Zone. And yet this application, and the 17 others lodged with it, would do exactly that.

Most nights in this area, there is already shouting, screaming, singing and dancing from drunks who have spent their money at existing licenced premises. On weekend nights, and after sports matches, there are often fights, including glassings. Most of us have witnessed **indecent exposure**, in the form of patrons using our front doors as urinals as they continue drinking off-licence supplies when premises close. Many of us have needed to step over vomit outside our front doors the next morning and clean up the stinking result. We have to pick up the empty bottles and cartoons from off-licence sales from our doorsteps and window-sill. We need to do this, because of the danger of vermin.



litter in Clink St including wine bottles and beer cans 21.3.21

The proposed premises are just steps and yards from residents homes, including Montague Close's river viewing point, a square that is a known trouble spot for **drunken behaviour, drug dealing, rough sleeping and violence**. F&B patrons walking to London Bridge station, particularly the overland trains, will be directed by their phones to walk along Montague Close.

In this Cumulative Impact Zone, the alcohol-related problems are already grave. In the summer of 2020, Southwark Council was forced by the behaviour of F & B patrons to pressure and steam clean the urine and vomit from these very streets every Monday morning. This is an expense that was borne not by the licensed premises but by the Council.

It is in the context of this real, lived experience of crime and disorder, and the prospect of 18 new premises selling alcohol on our doorsteps, that we must object strenuously to this new licence.

8. PUBLIC SAFETY AND COVID RISK

There are already too many premises in this CIA and in the BY complex for public safety to be upheld. Crowds from all 18 units will be mingling, alcohol-disinhibited, until late into the night, around this 2.5 acre site with multiple exits if this and all the other applications are approved. What if this premises hosted one group of football fans for a match, and a nearby premises hosted their rivals?

And yet this premises has asked to be able to show filmed entertainment indoors, which could include football matches.

The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and speak in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment into the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants. We ask for conditions to this licence – and all the others in this complex - to protect Borough Yards from becoming a super-spreader zone. Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

Proceeding with a licence without a Covid risk assessment could be seen as a failure by Borough Yards to protect its staff and by Southwark Council to protect its citizens

and would render any decisions made without such proper consideration vulnerable to challenge.

9 THE PREVENTION OF PUBLIC NUISANCE – NO MITIGATIONS OFFERED

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, it is the responsibility of the licencing officers to take into account the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises, which may be disproportionate and unreasonable. We believe that this large premises would have a disproportionate effect on those living and working nearby.

The amenity of residents in this area is already compromised by a saturation of licenced premises. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arches of the bridges in Clink Street and Stoney Street provide excellent sound chambers where drunks or even merry people like to test their voices, by yodelling, for example.

Southwark Council cannot enforce on this kind of disturbance: it is labelled ‘transient noise’. A resident whose children are woken by revellers – even those settling in for a private party - under the bedroom window will get short shrift from Southwark’s noise team. With no enforcement possible, the prevention of this kind of noise cannot be ‘conditioned’ into any licence. The licensee takes no responsibility for the behaviour of those carrying away the beer and wine he/she has sold to them. The licensee takes no responsibility for the bottles and cans left in the residential streets.

The only way to prevent nuisance of this kind is to stop licensing huge bars and restaurants in this Cumulative Impact Zone. Sixteen new licences for Borough Yards, including this one, are sixteen licences too many.

10. OFF-LICENCE SALES INAPPROPRIATE

The applicants include **outdoor drinking** in this licence.

These premises are set back a small distance from a pedestrianized area on a narrow busy road. The small outdoor area, close to the bedrooms of residents including children, is apparently shared by four licenced premises as well as some landscaping. **The total capacity of the four units that have applied for licences is now 679 covers (see Appendix B)**

This licence for this unit shows a large area for outdoor licensable activities.

But the same footpath would also be accommodating drinkers from the three adjacent units, all of which have applied for outdoor drinking.

Given the size of these four premises, the footpath would not contain all the outdoor drinkers, some of whom would be forced to stand in the road. And if the patrons drank on the footpath, they would force actual non-drinking pedestrians (which would include many local people) into the traffic.

To allow any outdoor drinking or off-licence sales at these premises would infringe the Licensing Objective of Public Safety.

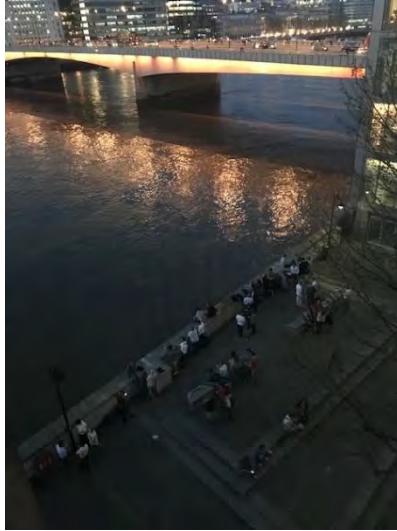
Off-sales drinks would be taken for consumption under the homes of residents in the early hours. Offers of 'sealed containers' are specious.



Off-licence sales - these drinkers are seated in front of the entrance to the residential apartments at Evans Granary, immediately opposite the Stoney Street bars and restaurants. When they leave, they will leave their bottles and other litter.

We have seen the draft conditions of the applicants. Off-licence sales, according to the applicants, will be conditioned with a toothless request for drinks to be taken away, with no distance specified (it would need to be 1000 meters to protect all the residents). This proposed condition is toothless because the premises could not possibly enforce it. How would they deal with the women above? Private marshals would have no statutory rights to force them to do anything they don't want to do.

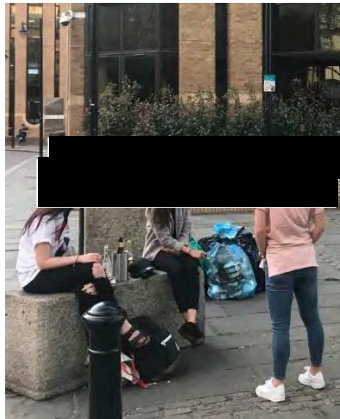
Drinkers will even break the necks of bottles if they want to keep drinking, especially with a lovely view of the Illuminated River at Cathedral Square ... under the bedrooms of residents including children. The picture below shows people with off-licence wine and beer at Cathedral Square. For this unit 232, the drinkers' phone maps would guide them straight to Cathedral Square on the way to London Bridge overland station.



late night drinkers with off-licence alcohol – immediately under the residents of Minerva House

Are the applicants going to send staff to Cathedral Square to tell their patrons to stop upsetting residents and waking up children? Are they going to interrupt a parting patron who prefers to urinate in the arch in front of Pickford's Wharf rather than queue up for a toilet inside?

Are the applicants going to clean up the bottles and cans they sold drinkers like these, also under Minerva House?



Outdoor drinking and off-licence sales cannot be provided by these premises without causing serious public nuisance and compromising public safety. We urge for it to be removed from any licence granted.

12 CONDITIONS INADEQUATE FOR THIS SENSITIVE SITE

We sincerely hope that this licence is denied for all the above reasons.

However, we would like to make a note about conditions. We have been shown the draft conditions prepared by the applicant, which they say are *already approved by the Licensing Authority*, and which they describe as '*comprehensive and modern*'.

1. The fact is that these new conditions offer **less protection** than the ‘shadow’ Vinopolis licence (866700). The following conditions are embodied in the shadow licence but **are avoided** in the new conditions proposed for Borough Yards:
 - double lobbies to the doors on Bank End premises, with inner doors kept shut (350)
 - that those doors and the windows are closed in the mezzanines at night.
 - No street queuing after 10.30 (352)
 - A taxi marshalling service (353)
 - No off-licence sales after 9pm (355)

Also left out of the ‘*comprehensive and modern*’ conditions are any provision to stop football-related events and large sports screens that would attract notoriously difficult football clubs; any commitment to actual decibel levels; no offer of airlock doors to prevent repeated slamming; no provision to stop event dismantling after or before hours. Street cleaning is specified but not how often. And the noise of street cleaning at 1am would prolong the misery of residents. No details of the dispersal policy are given, and so no input is possible. The conditions allow drinking outside the premises until 10pm, which means noise from 7am till 10pm (though the licence itself asks for a closing time of 12.30. The lack of consistency is something we can only expect to play out in more and later drinking. Measures to protect children from harm show no interest in the local children trying to sleep a few metres from here, but are all about customers.

The ‘pre-approved’ conditions are unacceptable in that they fail address the major problems triggered by the design of the premises: tall French windows effectively opening full frontage to the street in the context of sensitive residential properties just a few yards away. Other problems include the following:

- provision for providing tables out in the street, colonising the narrow footpath and public realm just a few metres from residents’ homes. If the Premier Inn has not been consulted about these four licensed premises just outside the bedroom windows of their patrons – we would expect them to be shocked about the situation too.

It is also notable that few of the applicants ‘*modern and comprehensive*’ and ‘*pre-approved*’ ‘mitigating’ conditions have landed in the one Borough Yards licence already signed off - the cinema’s bar (licence 859288). This severely undermines confidence. The cinema bar’s licence also contains a worrying clause that would permit Deliveroo bikes around the site until midnight (or later, for long films). So we can expect the same one in this licence too. There is already a troublesome and noisy nest of Deliveroo drivers in residence just opposite these premises late at night.

12. Using the old Vinopolis licence for the whole site?

The applicants have deployed not-very-veiled threats that, if their current applications meet resistance, then they will simply invoke the old Vinopolis 8am – 2am licence for the whole site.

licence does, however, set a limit of 1250 people. Adding up the 17 new licenses plus cinema bar, the number of patrons would be more than 4000 at any one time, so the Vinopolis licence cannot cover them. These premises are outside the Vinopolis map.

Using the 'shadow' licence for the whole site would also impose a massive responsibility on Borough Yards. They would be responsible for managing 18 different licensed premises over a complex 2.5 acre site, with up to 25,000 F&B patrons a day, and 4000 to 5000 emptying out late at night through up to 16 different exits. It is hard to see how such a vast operation, with so many unknowns, could meet the licensing objectives of public safety and prevention of nuisance, especially as the BY management team is proposing only a couple of SIA marshals for the entire site at night. The site has a perimeter of more than half a kilometre.

Meanwhile, in any case this unit 232 is outside the shadow licence plan and therefore the threat of the Vinopolis shadow licence does not apply and it may be considered on its own few merits.

SIGNATORIES OF LICENSING COORDINATORS IN EACH RESIDENTIAL ZONE IMPACTED

This objection is signed on behalf of 932 residents by the following community representatives:

Residents in Winchester Walk – representative, **Cat Robey** (first child due in May)
Flat 5

3 Winchester Square London SE1 9BH

Residents in Clink Street – representative **Michelle Lovric**, 5 Winchester Wharf, 4
Clink Street SE1 9DL

Residents in Park Street, Theatre Court and Anchor Terrace, Redcross Way –
representative : Mariam Mohidin, 57 Park Street, London, SE1 9EA (mother of a
child under four and foster-carer to other children).

Residents in Stoney Street – Gill Rosefield, Flat 1 Evans Granary, 38 Stoney
Street, London SE1 9BN, with bedroom facing on the 8 proposed F & B premises.

Residents Montague Close – representative **Nick Grenside**, (father of three young
children) flat 9, 6 Montague close, London SE1 9DF

APPENDIX A: CONGESTION OF STREETS BEFORE THE 16 new LICENCED PREMISES PROPOSED, INCLUDING THIS ONE



CLINK STREET



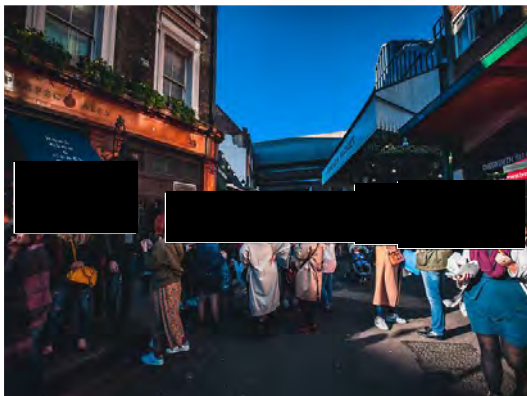
WINCHESTER WALK



STONEY STREET



MONTAGUE CLOSE



STONEY STREET

APPENDIX B: TOTAL F&B PATRONS GENERATED BY THE SCHEME IF VARIATION IS GRANTED

Premises App 2016 use Unit No Sq m Covers if Rest/bar
Hours

Stoney Street Zone

874310	Retail	215	523.3	313/836
7am -1.30am				
874309		207	211.2	126/366
7am – 1.30am				
874295		205	207.6	124/332
7am – 1.30am				
874301	Retail	213	326.9	196/552
7am –12.30am				
874305	Gallery	221	364.9	218/582
7am –12.30am				
874290	Retail	010	379.8	227/606
7am -12.30am				
874313	Retail	219	767.9	460/1228
7am -12.30am				
874294		208	216.5	129/346
7am –12.30am				
Total		2998.10		2764 covers

Bank End Zone

874311		231	156.8	94/250
7am-12.30am				
874308		229	81.5	48/130
7am-12.30am				
874297		230	250.1	150/400
7am –1.30am				
974770	Retail	232	171.5	103/137
7am-12.30am				
Total		659.90		679 covers

Park Street Zone

874296	Retail	101	133.6	80/212
7am-12.30am				

874291	Retail	001	190.2	114/304
	7am-12.30am			
874299		192	171.5	102/274
	7am-12.30am			
874304		193	223.9	134/358
	7am-12.30am			
874292		192A	183.4	110/292
	7am-1.30am			
(Vinopolis*	Retail	197	150	90/240
8am-2am)				
(Vinopolis*	Retail	198	200	120/320
8am-2am)				
859288	Cinema bar	150E	325	8am
	- 00.30			
Total		1402.60		1257 covers

Soap Yard standing drinkers

This area is accessed directly by six F&B units, 192, 192A, 193, 001, 101 and 010 plus the cinema bar. All the licences applied for include **outdoor drinking and off-sales**. At 509.42 sq m, Soap Yard could hold 1000 standing drinkers. (There is also the matter of the large terrace accessed exclusively through consolidated F&B units 192, 193 and 192A – see Appendix C.)

TOTAL IMPACTS

The total area in square metre area of the F&B units is 5060.6 comprising

2998.1 in the Stoney Street Zone/

659.90 in the Bank End Zone/

1402.6 in the Park Street Zone

2. Combining information supplied by the applicants on 10.3.21 as to which venues are bars and which restaurants) the total covers are 4700 - comprising

2764 in the Stoney Street Zone/

679 in the Bank End Zone/

1257 in the Park Street Zone.

Adding Soap Yard's numbers of up to 1000, we have a potential late-night total of 5700 when all the F&B's are at capacity. And to this must be added the numbers using the terrace to 192A.

However, given the extended hours of operation (7am – 2am), it is not just one set of F&B patrons that would occupy the site on any one day. The restaurants, for example, would (potentially) be serving breakfast, brunch, lunch and several dinner services. Bars would also have different flushes of occupation. Even if the restaurants are not at full capacity the numbers would still be incredibly high: on the basis of five 'sittings' a day, the number of F&B patrons on the site daily could be 25,000 . And many of them will stay for long hours, unlike retail customers.

Note 1: The zoning proposed by this amendment is purely driven by the actual establishments who want to rent the spaces. Yet the applicant in all cases is Mark Bermondsey (Guernsey) Limited. Therefore we cannot know what style of establishment is proposed. It could be anything from Wetherspoons to Gordon Ramsay. But the size of the units would appear to indicate large chain establishments as only large chains could afford such big sites and fill them.

Note 2: **Calculation of Covers.** If granted these licences can be used as either restaurants or bars. Under the heading 'Covers' the left hand figure is the maximum permitted covers for restaurants at any one time and the right hand one is the maximum permitted users for bars at any one time. Total figures are summarised at the end of this document. The calculation of covers for restaurants is based on the total square metre area of each unit minus 40% of that area, which represents the space taken up by kitchens/cloak rooms /staircases etc. We are advised by an architect that this is a reasonable general estimate. The relevant regulations require one square metre of space for each customer. Similarly, the calculation of covers for bars is based on the total square metre area of each unit minus 20% of that area. In the case of bars the relevant regulations require 0.5 square metre of space for each customer.

Note 3. The **intensity** of occupation cannot be compared with that of Vinopolis which had only 6 licenced premises open on a daily basis, compared with the 18 proposed here. The vast majority of the Vinopolis site was used as a wine museum and for occasional eventing or conferencing: most of the time, most of the site emitted no noise.

Note 4. Retail or Gallery: According to the plan agreed by the applicants with the Planning Officer and cited in his report for the 2016 Consent, these units were designed for retail (R) or gallery (G) and have no sound protection measures, such as double lobbies. In fact most have tall French doors designed to open their large frontages fully to street.

***Vinopolis** indicates units where the old Vinopolis 2am licence seems to have been retained as a shadow licence 866700. A letter from the applicants 5.3.21 named them. The leaflet distributed to residents also shows these 197, 198 also

crosshatched as scheduled for F& B. Yet the Feb 2021 'Development Plan' and current Consent has these premises scheduled for retail. The square meters are estimated, based on the comparative sizes with other units. It is notable that all these two units feed into the Soap Yard 'beer garden' space. For these calculations, we have included them as the applicant has included them as F&B space in the leaflet.

Licensing Act 2003 Premises Licence

APPENDIX F



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

Premises licence number

866700

Part 1 - Premises details

Postal address of premises, or if none, ordnance survey map reference or description	
Shadow Licence 1 Bank End London SE1 9BU	
Ordnance survey map reference (if applicable), 532465180395	
Post town London	Post code SE1 9BU
Telephone number 020 3319 3700	

Where the licence is time limited the dates
--

Licensable activities authorised by the licence
Plays - Indoors Films - Indoors Indoor Sporting Event Boxing or Wrestling - Indoors Live Music - Indoors Recorded Music - Indoors Performance of Dance - Indoors Entertainment Similar to live/recorded music / dance - Indoors Late Night Refreshment - Indoors Sale by retail of alcohol to be consumed on premises Sale by retail of alcohol to be consumed off premises

The opening hours of the premises
For any non standard timings see Annex 2
Monday 08:00 - 02:00
Tuesday 08:00 - 02:00
Wednesday 08:00 - 02:00
Thursday 08:00 - 02:00
Friday 08:00 - 02:00
Saturday 08:00 - 02:00
Sunday 08:00 - 02:00

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

Sale by retail of alcohol to be consumed on premises

Sale by retail of alcohol to be consumed off premises

The times the licence authorises the carrying out of licensable activities

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

Plays - Indoors

Monday	08:00 - 00:00
Tuesday	08:00 - 00:00
Wednesday	08:00 - 00:00
Thursday	08:00 - 00:00
Friday	08:00 - 00:00
Saturday	08:00 - 00:00
Sunday	08:00 - 00:30

Films - Indoors

Monday	08:00 - 01:30
Tuesday	08:00 - 01:30
Wednesday	08:00 - 01:30
Thursday	08:00 - 01:30
Friday	08:00 - 01:30
Saturday	08:00 - 01:30
Sunday	08:00 - 01:30

Indoor Sporting Event

Monday	08:00 - 00:00
Tuesday	08:00 - 00:00
Wednesday	08:00 - 00:00
Thursday	08:00 - 00:00
Friday	08:00 - 00:00
Saturday	08:00 - 00:00
Sunday	08:00 - 00:00

Boxing or Wrestling - Indoors

Monday	08:00 - 00:00
Tuesday	08:00 - 00:00
Wednesday	08:00 - 00:00
Thursday	08:00 - 00:00
Friday	08:00 - 00:00
Saturday	08:00 - 00:00
Sunday	08:00 - 00:00

Live Music - Indoors

Monday	08:00 - 01:30
Tuesday	08:00 - 01:30
Wednesday	08:00 - 01:30
Thursday	08:00 - 01:30
Friday	08:00 - 01:30
Saturday	08:00 - 01:30
Sunday	08:00 - 01:30

Recorded Music - Indoors

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

Performance of Dance - Indoors

Monday	08:00 - 01:30
Tuesday	08:00 - 01:30
Wednesday	08:00 - 01:30
Thursday	08:00 - 01:30
Friday	08:00 - 01:30
Saturday	08:00 - 01:30
Sunday	08:00 - 01:30

Entertainment Similar to live/recorded music / dance - Indoors

Monday	08:00 - 01:30
Tuesday	08:00 - 01:30
Wednesday	08:00 - 01:30
Thursday	08:00 - 01:30
Friday	08:00 - 01:30
Saturday	08:00 - 01:30
Sunday	08:00 - 01:30

Late Night Refreshment - Indoors

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

Sale by retail of alcohol to be consumed on premises

Monday	08:00 - 01:00
Tuesday	08:00 - 01:00
Wednesday	08:00 - 01:00
Thursday	08:00 - 01:00
Friday	08:00 - 01:00
Saturday	08:00 - 01:00
Sunday	08:00 - 01:00

Sale by retail of alcohol to be consumed off premises

Monday	08:00 - 01:00
Tuesday	08:00 - 01:00
Wednesday	08:00 - 01:00
Thursday	08:00 - 01:00
Friday	08:00 - 01:00
Saturday	08:00 - 01:00
Sunday	08:00 - 01:00

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

MB Bermondsey (Guernsey) Ltd
 Regency Court,
 Gategny Esplanade,
 St Peter Port, Guernsey,
 GY1 1WW
 02033193700
 darren.oleary@keystonelaw.co.uk

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

617417(Guernsey)

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

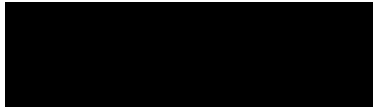
Martin J Scott
 P O Box 282 Regency Court,
 Gategny Esplanade,
 St Peter Port,
 Guernsey
 GY1 3RH

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. TBC
 Authority

The sale of alcohol is not permitted until a suitable DPS has been specified

Licence Issue date 04/04/2019



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.

102 The admission of children to films given under this licence must be restricted in accordance with the recommendations of the British Board of Film Classification or of the licensing authority itself.

107 Any individual carrying out security activities at the premises must be licensed by the Security Industry Authority. This does not apply where the premises are being used primarily as a Qualifying Club under a Club Premises Certificate, under a Temporary Event Notice, or primarily as a cinema, restaurant or theatre.

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

109 Alcohol shall not be sold or supplied except during permitted hours. In this condition permitted hours means the hours stated elsewhere on this licence and:

- a. On New Year's Eve, except on a Sunday, 1000 to 2300 hours
- b. On New Year's Eve on a Sunday, 1200 to 2230 hours
- c. On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).

The above restrictions do not prohibit;

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

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

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

112 The opening hours shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. An additional hour to the standard and non-standard times on the day when British Summertime commences.

113 All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. An additional hour to the standard and non-standard times on the day when British Summertime commences.

116 Alcohol may be sold or supplied until midnight to persons taking table meals in the premises in a part of the premises usually set apart for the service of such persons and for consumption by such a person in that part of the premises as an ancillary to his meal. For other purposes, or in other parts of the premises, the hours set out above shall continue to apply.

b. Alcohol may be sold or supplied on Christmas Day from 1500 to 1900 hours to persons taking table meals in the premises in a part of the premises usually set apart for the service of such persons and for consumption by such a person in that part of the premises as an ancillary to his meal. For other purposes, or in other parts of the premises, the hours set out above shall continue to apply.

120 a. Subject to the following paragraphs, the permitted hours on weekdays shall extend until 0200 hours in the morning following, except that -

- i) The permitted hours shall end at 0000 hours on any day on which music and dancing is not provided after midnight; and
- ii) On any day that music and dancing end between midnight and 0200 hours in the morning, the permitted hours shall end when the music and dancing end.

b. On relation to the morning on which summer time begins, the reference to 0200 hours in the morning in a. above shall be replaced by a reference to 0300 hours in the morning.

c. Except on Sundays immediately before bank holidays, the permitted hours on Sundays shall extend until thirty minutes past midnight in the morning following, except that -

- i) The permitted hours shall end at 0000 hours on any Sunday on which music and dancing is not provided after midnight;
- ii) Where music and dancing end between 0000 hours on any Sunday and thirty minutes past midnight, the permitted hours on that Sunday shall end when the music and dancing end

d. On Sundays immediately before bank holidays, the permitted hours shall extend until 0200 hours in the morning following except that -

- i) The permitted hours shall end at 0000 hours on any Sunday on which music and dancing is not provided after midnight;
- ii) Where music and dancing end between midnight on any Sunday and 0200 hours the permitted hours on that Sunday shall end when the music and dancing end.

e. The sale of alcohol must be ancillary to the use of the premises for music and dancing and substantial refreshment.

122 No person under fourteen shall be in the bar of the licensed premises during the permitted hours unless one of the following applies

- a. He is the child of the holder of the premises licence
- b. He resides in the premises, but is not employed there
- c. He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to and from which there is no other convenient means of access or egress
- d. The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary. In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as ancillary to their table meals.

127 Alcohol shall not be sold or supplied unless it is paid for before or at the time when it is sold or supplied, except alcohol sold or supplied:

- a. With and for consumption at a meal supplied at the same time, consumed with the meal and paid for together with the meal;
- b. For consumption by a person residing in the premises or his guest and paid for together with his accommodation;
- c. To a canteen or mess.

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

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

290 That no less than one Security Industry Authority licensed Door Supervisor shall be employed per 100 guest once minimum cover is in place.

307 That the maximum number of persons that may be accommodated within the licensed area at any one time shall not exceed 1250.

332 All children on the premises under 18 will be accompanied by a parent or responsible adult at all times.

334 That an age identification scheme shall be established and maintained. The scheme shall Require the production of evidence of age (comprising any PASS accredited card or passport or driving licence) from any person appearing to staff engaged in selling or supplying alcohol to be under the age of 18 and who is attempting to buy alcohol.

336 A personal licence holder shall be on the premises at all times that the premises is open to the public and for large private events.

340 That during events ensure that door supervisors, and the companies that supply them are registered with the Security Industry Authority.

341 That a minimum of two SIA door supervisors are on duty per entrance to any event.

342 That no alcohol to be consumed outside the Vinopolis tour or events spaces, unless it has been purchased in a sealed container for consumption off the premises in one of the premises designated areas.

343 That event builds are constantly monitored by managers to ensure complicity with safety procedures and contractors complete and present risk assessment forms for each build before access is allowed.

344 That during late events the designated duty manager (Designated Premises Supervisor) carry out external patrol with a member of the technical team, using a noise meter will check and control the amount of noise escaping the premises.

345 That a noise limiting system on amplified music be used.

346 That staff serving alcohol are trained to recognise when guest are reaching their limit of alcohol consumption

347 That event contractors/caterer builds, break downs and 'get outs' are not permitted between the hours of 02:00 and 07:00.

348 That refuse, including bottles and food waste will be stored inside the building between the hours of 23:00 and 07:00 to minimise noise in the local environment.

349 The area hatched green on the deposited plan shall not be used for the sale or supply of intoxicating liquor for consumption on the premises and while; a) The licence is subject to the condition and; b) the area hatched green is not connected by any internal communication open to customers with the part of the

licensed premises used for the sale or supply of intoxicating liquor for consumption on the premises the permitted hours in the hatched green shall be the same as in premises licenced only whatever the permitted hours in any other part of the licensed premises may be.

350 That the exterior doors at Stoney Street entrance has two sets of doors. The inner doors will be kept closed at all times during events. The doors between the Great Halls and the reception area these doors will also be kept closed during events and parties.

351 That the roof window Velux in the Mezzanine event space will be kept closed during events and parties to allow the efficient working of the air conditioning system.

352 That on entry on any late night public events will be enforced a policy of no entry/re-entry after 11:00 p.m. and that no queues will be formed outside the premises after 10:30 p.m.

353 That a taxi marshalling service is used for large events.

354 That underage visitors are offered a soft drink alternative at all wine testing stations.

355 That Alcohol will not be supplied for consumption off the premises after 2100 hours at any time of the year and will only be supplied through designated retail areas

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

Annex 4 - Plans - Attached

Licence No. 866700

Plan No. 95.28WW\K 005

Plan Date June 1998



- DEV SYSTEMS EQUIPMENT**
- ⊕ 240V SUPPLIES TO THE FOLLOWING FIELD DEVICES
 - ⊕ 240V SUPPLIES TO CONTROL EQUIPMENT AS PER MAIN SPECIFICATION
- ACCESS CONTROL POINTS**
- ⊕ 1. PROXIMITY CARD READER
 - ⊕ 2. KEYS TO CARD READER
 - ⊕ 3. PROXIMITY CARD READER AND KEY
 - ⊕ 4. READER WITH RELEASE
 - ⊕ 5. STANDALONE READER WITH PROXIMITY CARD
 - ⊕ 6. READER WITH PROXIMITY CARD CONTACT
 - ⊕ 7. ACCESS CONTROL POINT CONTROL
- INTERCOM CALL STATION**
- ⊕ 1. INTERCOM CALL STATION

NOTES

1. 240V SUPPLIES TO THE FOLLOWING FIELD DEVICES
2. 240V SUPPLIES TO CONTROL EQUIPMENT AS PER MAIN SPECIFICATION

Number Of External Cameras In 29
 Number Of Internal Cameras

698

11/17/05	DRIVING LINE CONSTRUCTION
08/20/07	DRIVING LINE APPROVAL (RE-ISSUE)
28/04/08	ALL PERMITS ACCEP
13/11/08	PRELIMINARY OF WORK
Date	Description

Client: WINNAPOLIS
 Job Title: CITY OF WINE SOUTHWARK

Drawing Title			
SECURITY LAYOUT			
Scale	NTS	Checked	
Date	Client Ref	Approved	

26/07/07

ADT Fire and Security

Branch (UK) Tel: 0117 923 115
 Tel: 01173 879 955

Security Alarm, Intruder, Fire, Flood
 Standalone, Alarm All In 1, 2LP

Project No: 29152

Plot Ref: 29152 10



699

NOTES
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REVISIONS

No.	Amendment	Date	By

JJA
JASPER JACOB ASSOCIATES
 ARCHITECTURAL, INTERIOR DESIGN & SUBSIDIARY CONSULTANTS
 26 Abbeville Mans, 88 Clapham Park Road
 London SW1A 7HS
 Tel: 0171-422 7277 Fax: 0171-422 7278

Project VINOPOLIS - CITY OF WINE
 WINEWORLD LONDON PLC.
Drawing Title Ground Floor Plan
 KEY LAYOUT DRAWING

Date: JUNE, 1998
 Drawn: V.J.S.
 Drawing No: 95.28/WWWX
 Scale: 1:250
 Checked:
 REV: 005



PRESENTATION FOR
**THE LONDON BOROUGH OF
SOUTHWARK'S LICENSING
SUB-COMMITTEE**

INTRODUCTION

This is a presentation for the Licensing Sub-Committee in support of the new licence applications for the Borough Yards development. Borough Yards is among the capital's most exciting cultural, retail and food and beverage-focussed regeneration projects in recent years. This unique social, cultural and shopping hub is woven from historic urban fabric. A lost medieval street system has been revived.

Once-forgotten warehouses and railway arches house dramatic, double-height, retail spaces, all embodying the district's unrivalled feel of intimacy and welcome, regardless of size. The site was previously occupied by the commercial wine-themed visitor attraction "Vinopolis City of Wine" which closed at the end of 2015.

Borough Yards is a £300 million+ regeneration project that was approved by Southwark's planning committee in 2016.

In addition to retail, food and beverage units, the serviced office provider The Office Group will occupy Thames House and a new adjacent building in the Borough Yards scheme. This scheme will provide one of the best state-of-the-art office buildings in the area.

EXAMPLES OF OTHER MARK REDEVELOPMENT PROJECTS



BUILDING SUSTAINABLE CITIES: The Whiteley, London

- Urban regeneration project creating 153 residential and affordable housing units
- Preservation of Grade II listed facade; restoration of conic courtyard and come
- BREEAM (Excellent)



PROMOTING GREEN BUILDINGS: Grafton place, Dublin

- Office-led redevelopment
- LEED (Gold), Nearly Zero Energy Buildings, Wiredscore (Platinum), WELL (Gold)
- 10% of energy use from renewables



FOCUSING ON OCCUPIER WELLBEING: Toko, Paris

- Office and co-living redevelopment
- Office: BREEAM (Very Good), Wiredscore (Silver), WELL
- Co-living: NF Habitat HQE (Excellent)

ESTATE MANAGERS: SAVILLS

The Borough Yards site will be managed by the team at Savills, who have a proven track record in successfully managing similar sites, as set out in the case studies below:

TELEVISION CENTRE, WHITE CITY, LONDON

- A 1.45 million sq ft new neighbourhood scheme transforming the iconic home of BBC into an exciting mixed-use scheme combining residential, prime offices, leisure space and a Soho House members' club.
- The site has become a creative enterprise and entertainment hub for businesses to base themselves including White Company and Publicist.

WHITE CITY PLACE, LONDON

- A new fresh and dynamic business destination in West London comprising circa 1 million sq ft of office space.
- The site comprises 5 buildings on an estate with a central public realm. A mix of retailers, food and beverage and gym operators have been attracted to the site to help create the right mix for a thriving community.

LONDON BRIDGE CITY

- A landmark mixed-use destination and world-renowned tourist destination, London Bridge City is an estate rich in British and architectural heritage. With half a mile of river frontage along the Thames between London Bridge and Tower Bridge, and a total of 21.5 acres of space, it's a vast and lively mixed-use environment. This riverside London district provides a mix of leisure, restaurant, bars and retail destinations.
- Encapsulating 3 million sq ft of office, retail and leisure space, along with private residential apartments with a total service charge of circa £17.5m, our role is to manage the estate and properties within it. We have a Savills team of 24 including the enlivenment and events team who curate the Summer by the River event which attracts a total footfall of over 2.86 million visitors over the 3 months it runs.
- Hay's Galleria is an impressive Grade II listed mixed-use building with desirable warehouse-style Grade A office space and exceptional retail and residential opportunities. It is a unique riverside London destination rich in heritage, contemporary offerings and community spirit.
- No1 London Bridge and Cotton Centre provide over 450,000 sq ft of grade A prime office accommodation with awe-inspiring panoramic views of some of the world's most iconic buildings. This riverside London district can tickle the taste buds of fine-foodies with its smashing eateries, excite the fiercest of shopaholics with its array of retailers, and tantalise the most dedicated fitness fanatics with its leisure facilities.
- More London covers over 13.5 acres on the River Thames, with more than 13 centrally located properties, and neighbours some of the world's most iconic London tourist attractions. Its London Bridge City office space houses leading international companies, including London's Government, and has views including The Shard, Tower Bridge and the Tower of London.

KING'S CROSS, LONDON

- King's Cross is one of the largest and most exciting redevelopments in central London and is fast becoming one of the most attractive places to live, work and visit.
- The area is being transformed to provide 3 million sq ft of workspace, 500,000 sq ft of retail and leisure, up to 2,000 new homes and a range of educational, hotel and cultural facilities across 67 acres.
- We manage the completed public realm areas of the estate, and iconic Coal Drops Yard, as well as the office buildings, One and Two Pancras Square, Western Transit Shed and Midland Goods Shed including the retail units within these buildings. We also manage cultural and educational uses including the sports pitch, Skip Garden, two schools and the University of Arts London.
- We work in partnership with Argent, the asset manager for the King's Cross Limited Partnership, to create a strong sense of community and work closely with the occupiers. Many stakeholders are involved in the successful operation of the development and we liaise and maintain strong relationships with The Canal & River Trust, Network Rail, British Transport Police, and King's Cross and St Pancras Station Management.
- Our dedicated events management team runs regular forums to ensure the estate occupiers are kept up to date with events taking place on the estate and are given the opportunity to discuss their own events and opportunities for partnerships with their neighbours.
- Successful events at King's Cross include Lumiere London, the UK's largest light festival, Design Junction, London Fashion Week and a Classic Car Boot Sale as well as regular events such as KX Bootcamp and Run KX.

BENEFITS OF THE DEVELOPMENT TO SOUTHWARK

Borough Yards has and will continue to provide a number of benefits to the locality, a number of which are implemented by way of the S.106 Planning Agreement including:

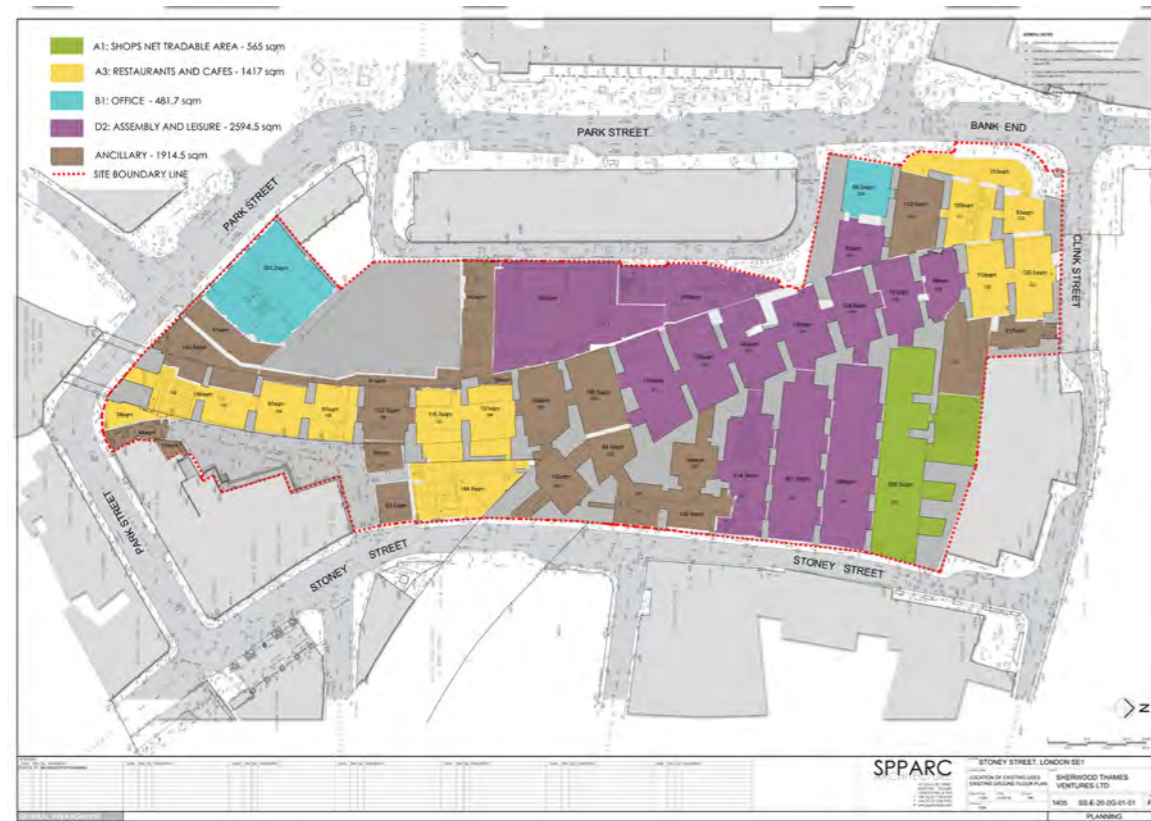
- 60% of the total retail floorspace is to be reserved to Small Independent Enterprises, including 15% of the total retail floorspace being offered under affordable lease terms over 5 years.
- Provision of mainly local employment (36), apprenticeship (9) and training (36) opportunities during the construction phase, with a payment in lieu in case of shortfall.
- Provision of employment (38) opportunities during the end-user phase, with a payment in lieu in case of shortfall.
- Highway improvement works around the site.
- Opening access routes across the site.
- CCTV to aid the area's security.

- Financial contributions in the form of:
 - London Borough of Southwark CIL - £417,377.
 - Mayoral CIL - £231,756.
 - Legible London Signage Contribution - £6,266 towards the provision of a finger post in the centre of the public access route.
 - TfL Contribution - £100,000 towards the maintenance and re-distribution of the existing cycle docking station at Park Street and Southwark Street.
 - Crossrail Contribution - £1,112,080 towards the cost of implementing the Crossrail scheme which is due to be a key infrastructure provision within London.

In addition to the above, we have identified the following additional benefits:

- The provision of office and retail uses on site would support up to 1,100 new jobs as well as providing a diverse range of retail uses which would complement Borough Market.
- The scheme includes a boutique cinema (Everyman) and an art gallery space.
- The scheme reinstates railway arches and create active frontages that promote the delivery of Low Line walking routes.
- The proposed design is of very high-quality appearance and successfully integrates within the area. It also sympathetically reuses arches within the Borough High Street Conservation Area, so has heritage benefits.
- The development is set to achieve a BREEAM "excellent" sustainability rating for the new offices and new retail units with the refurbished retail units within the arches achieving "very good" rating.
- The scheme integrates bio-diverse roofs as well as nesting and roosting features.
- Paragraph 58 of Southwark's Planning Committee report concluded as follows in relation to the project's role in the area (in the context of planning policies to improve the area):
"As well as the provision of the replacement cultural uses, the proposal also involves the provision of new office and retail space. In combination, the proposed mix of uses is in general conformity with the aspirations of the Opportunity Area, Central Activity Zone, Town Centre and Strategic Cultural Area which support the range of uses proposed. The retail and cultural uses would reinforce the character of the area, and by creating new street frontages within the site, perhaps take some pressure off the congested Borough Market area. The provisions for independent units and affordable retail space are welcomed, and will ensure that the area maintains its reputation as a distinctive and diverse retail environment."

PLAN OF HISTORIC USES OF THE PROJECT SITE



BENEFITS AND POLICY CONSIDERATIONS

The new Borough Yards scheme sits within the Bankside and Borough Cumulative Impact Zone. The new licences will replace the existing Vinopolis premises licence which permitted 1,250 vertical drinkers, in a drink-led premises, until a closing hour of 02:00 all week. Instead, the new licences now propose a terminal hour of midnight and are heavily skewed towards food-led premises.

The application will provide the following positive impacts if granted:

- It will provide more jobs for persons within the local area and it will have a positive contribution to the local area and economy.
- It will be a social space for the whole community to enjoy, both residents and workers, with carefully selected retail and dining offerings and specially curated spaces.
- Borough Yards will offer a significant food, beverage and retail experience, focusing on high-quality food for all price ranges, allowing the whole community and families to use the development.
- The redevelopment will bring back a lost space that only benefited persons who were interested in late-night drinking and offer a more family-friendly and community-focussed environment.

VISUALS OF BOROUGH YARDS

BEFORE REDEVELOPMENT



VISUALS OF BOROUGH YARDS

BEFORE REDEVELOPMENT



VISUALS OF BOROUGH YARDS

BEFORE REDEVELOPMENT



VISUALS OF BOROUGH YARDS

BEFORE REDEVELOPMENT



VISUALS OF BOROUGH YARDS

AFTER REDEVELOPMENT



VISUALS OF BOROUGH YARDS

AFTER REDEVELOPMENT



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Borough Yards

Operational Management Plan

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Operational Management Plan

Borough Yards



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1. Introduction

1.1. Borough Yards and General Arrangement

Borough Yards is a mixed use development located in the Borough of Southwark in London and will contain commercial offices, F&B and retail to include a cinema and a cultural space. The development consists of an external public space and shared service area, colloquially known as 'Soap Yard'. 'Dirty Lane' runs the full extent of the scheme from north to south, covered at the northern most section, and 'Stonecutters Lane', which is all covered, runs from east to west.

Measuring 2.54 hectares, Borough Yards will reinvent a series of outmoded buildings and open up railway arches. Soap Yard and Dirty Lane create a new pedestrian link through the site, forming part of The Low Line, a walking destination for London along the length of the mighty Victorian rail viaducts spanning Bankside, London Bridge and Bermondsey. Under the leadership of the client, MARK, the aim of Borough Yards is to create an innovative, recognisable and high quality addition to the Borough Market and Bankside street scene and urban pattern.



Figure 1: Redline Plan showing site boundary to the Borough Yards Mixed Used Development

The Borough Yards core project team consists of the following;

- MARK – Site Owner (Client)
- Savills – Management Consultants & Managing Agents
- Queensberry – Development Managers
- SPPARC – Architect

Operational Management Plan

Borough Yards



1.2. Operational Management Plan Aim

The aim of the Operations Management Plan (the “OMP”) is to create a template for the co-ordinated management of the mixed use environment in the heart of one of London’s busiest destinations, whilst delivering a tailored service to; retail occupiers, visitors, key stakeholders and the local commercial community in which it is located.

The OMS will inform and guide the Property Management Team in delivering excellent service. The document will also form part of the training and induction programme for new management team employees and external outsourced staff and service partners.

This is a live document and will be updated throughout the development programme.

1.3. Opening Times

The core retail hours the scheme will be open to customers is likely to be as follows:

- Monday to Saturday: 10:00am to 00:00am (midnight)
- Sunday & Bank Holidays: 11:00am to 23:00pm

It is anticipated that some food and beverage units may open earlier for breakfast trade. The external shared service area of the scheme, ‘Soap Yard’ will be accessible 24/7 along with the external part of Dirty Lane. The internal part of Dirty Lane and Stonecutters Lane will be closed from 10pm by the use of gates and will be open at 7am.

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Figure 2: A General Agreement Plan of Borough Yards Indicating the Mixed Use



2. Management Strategy

2.1. Onsite Team

At Borough Yards there will be an Estate Manager who will be supported by the wider Managing Agent team. The Estate Manager's role and responsibilities will include but not be limited to the following;

- Ensure that all staff (employed by Savills or third parties) deliver excellent customer service at all times to all stakeholders and visitors at Borough Yards.
- Be the 'face of Borough Yards' within the local community and develop strong community links.
- Ensure that Borough Yards is maintained to an excellent standard and all third party contractors are carrying out their work to an appropriate standard.
- Ensure that the site and all its people are safe and legally compliant at all times including that works are carried out in a safe manner.
- Develop strong lines of communication with all stakeholders – owners, asset managers, managing agents, occupiers, contractors, customers, local groups, Council and neighbours.
- Develop strong relationships with Occupiers and maximise retail sales opportunities for Occupiers and monitor trading through turnover data.

In addition to the Estate Manager, the onsite permanent team will consist of the security and cleaning personnel.

2.2. Management Accommodation

The onsite management accommodation is located within the basement level of the scheme.

2.3. Service Charge & Apportionment

Service delivery is to be based on the principle that service charges will be fully recoverable for the services provided in both the public realm and back of house areas. The management team will demonstrate impartiality and fairness in providing services to prevent the service charge being challenged, to protect the asset value and to increase the marketability of the space available to let and thereafter remain competitive within industry standards.

Highest quality management will be delivered to ensure both cost effective and high quality service provision across the development. The managing agent will be responsible for drafting and managing the service charge budgets. All service charges will be operated in accordance with the Property Managers Association and the Royal Institution of Chartered Surveyors' Professional Statement for Service Charges in Commercial Property, and any other relevant legislation. The service charges will be benchmarked against comparable Central London properties to ensure value for money.

The managing agent will regularly review systems and structure to ensure that the management and services provided are innovative whilst the service charges remain compliant with the RICS Professional Statement and offers value for money.

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It is recognised that as the development moves through early stages of management, that defects and warranty periods are accounted for and landlord shortfalls arising from timing of sectional completions and occupations are carefully cash flowed and managed.

At each year end, on completion of the certification of the service charge accounts, each occupier will receive a reconciliation statement showing any credit or debit balance on their Service Charge account.

2.4. Set Up Budget

It is important to stress that the initial equipping of the development in readiness for the practical completion of the first section must be funded by the developer as capital expenditure to comply with the RICS Professional Statement and draft lease provisions. Typical set up items include:

- Management Office and Staff Welfare furniture and associated IT and telephone systems
- Recruitment costs for the management team
- Employment costs for the management and service partner teams prior to scheme completion
- Cleaning & Security Mobilisation
- Initial risk assessments for Health & safety, Fire, Water and Equality Act

2.5. Phasing

Due to the impact of the coronavirus pandemic on the retail environment, the Borough Yards development will be opening in phases. These phases are outlined below;

- Phase 1 – PC to First Occupation – End of July to end of October 2021
- Phase 2 – Occupation and Fit Out – End of October to Spring 2022
- Phase 3 – Steady State – Spring 2022 onwards

The specific dates of these phases is yet to be agreed and will be dependent on leasing and fit out schedules. The service charge for the scheme has also been broken down into these three phases.

2.6. Void Units

Within the phased opening of the development there will be some void units. The landlord will pay the service charge for these void units until occupied. Similarly, if there are any forms of concession where the Service Charge is capped or lower than the apportionment due then the Landlord will pay the difference between the two amounts.

Whilst there are empty or void units' onsite, the security personnel will be required to conduct periodic patrols of the units in question along with sporadic cleaning by the cleaning personnel. Other than the patrols and cleaning of the empty or void units, they will remain locked and secure.



2.7. Insurance

Arranging and maintaining adequate buildings insurance cover for the development is the responsibility of the landlord. The managing agent will collect the insurance costs for the individual units from the occupiers separately from the Service Charge.

The Service Charge will include a provision for public liability insurance relating to incidents that may occur in the public realm, engineering insurance for common M&E plant and lifts and claims excess insurance.

2.8. S.106 Obligations

As part of the planning consent for Borough Yards there are several S.106 obligations that need to be followed throughout the life of the development.

2.8.1. Skills & Employment

The development must create employment opportunities for local residents which fall into the following categories; retail & hospitality, facilities management and office & administration. Workforce planning for the development has allowed the council to be informed of the future demand for people and skills that the project will create. Contractors on this project are required to review the Skills and Employment Plan to ensure that they are complying with the recruitment of the local personnel.

2.8.2. Flood Management Plan

A Flood Warning and Evacuation Plan has been developed by an independent consultant in order to inform staff, commercial users and members of the public of the flood warning and evacuation procedures for the site.

2.8.3. Travel Management Plan

A Travel Plan has been developed by an independent consultant to highlight the importance of sustainable travel options to get to and from the scheme. The Travel Plan is an important tool to illustrate how the scheme is complying with the national and local transport policies to include the London Plan.

2.8.4. Site Wide Servicing and Management Strategy (SWSMS)

The SWSMS has been developed by Savills to demonstrate Borough Yards' commitment to managing its commercial operation in a way that seeks to minimise its environmental impact on the surround areas and protect the safety of onsite staff, local residents and stakeholders. The SWSMS highlights key roles that both the security and cleaning personnel have in the running of the scheme.



3. Management Activities

3.1. Service Standards

The Borough Yards Management Team will report on a set of minimum standards which cover all aspects of day to day operational service delivery. Many of these will relate to statutory requirements such as H&S risk assessments, fire risk assessments, vertical transportation installations examination and audits. Other performance indicators are likely to relate to the operational management of the site such as response times to an occupier and general public queries, standards of cleaning and levels of security. The Management Team will:

- Deliver value for money and transparency within its service charge budget.
- Aim to deliver customer service which exceeds expectations.
- Programme public areas with a wide range of high quality events and activities whilst ensuring these are; of benefit to the retail lease holders in terms of increased dwell time and are in line with place shaping objectives.
- Embeds principles of sustainability in all aspects of service and how they deliver it.

3.2. KPI's

KPIs will be used to assess and monitor the management performance on key areas such as accounting and standards of operational services. The KPI Framework is as follows:

- The Borough Yards Management Team will produce an annual performance framework which will specify standards for managing the development in the form of output targets. This performance framework will be produced in consultation with a forum made up from the retail occupiers. The Management Team will develop the indicators and targets over the first year of delivery and will then refine these over time, to ensure continued improvement.
- Performance of the Management Company will be measured against KPIs and customer feedback.
- The Management Team will be appraised annually with performance measured against KPIs and occupier feedback.

3.3. Access and Safety

There are five main entrance routes into the site;

- North from Clink Street into the scheme via Dirty Lane
- North East from Stoney Street into the scheme via Stonecutter Lane
- South East from Stoney Street into the scheme via Soap Yard
- South from Park Street into the scheme via Dirty Lane
- West from Park Street into the scheme via Stonecutters Lane

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In addition to the above, some of the retail and F&B units face directly onto Bank End, Stoney Street, Clink Street and Park Street. Any access to the roofs required by the onsite staff should be agreed in advance through the Estate Manager and carried out in line with roof safety protocol.

There is no parking on site. Staff are encouraged to use sustainable modes of transport to get to work, such as include the local bus routes and rail networks.

All contractors must work under a Permit to Work system and, if working outside the Occupier's demise, a Permit for Access. All contractors are to sign in at the management office and obtain a Permit if appropriate. This principle applies to all Contractors including Landlord's Contractors.

3.4. Transport Strategy

There are a number of transport methods that patrons will use in order to travel to and from Borough Yards. Because of this, we do not anticipate over-use and overcrowding of any one of these transportation methods. This situation will be monitored and the policy updated if required.

The main methods of transportation available are as follows:

1. Bus – This will be a less popular method of transport for people travelling to and from Borough Yards. **Figure 3** shows the bus routes in the immediate area. As shown by this map, the bus routes service patrons wanting to go in all directions (north, south, east and west). Patrons can also use night buses.
2. Tube – It is envisaged that this will be one of the most popular methods of transport to and from Borough Yards. **Figure 4** shows the location and walking distance (circa 5 mins) of the nearest tube station, London Bridge, to the Borough Yards development. This provides easy access for patrons, whatever direction they may be heading. Please note that lines running at London Bridge are part of the Night Tube Service.
3. Local Authority Bicycles – These may be used by patrons during the day (arriving or leaving the site) or in the early evening (mostly by patrons arriving at the site). This is not anticipated to be a popular mode of transport for patrons leaving the site late at night. **Figure 5** shows the location of the nearest bicycle docking stations.
4. Taxi – This will be a popular transport option for people leaving the venue in the later hours. With the introduction of taxi apps, i.e. Uber, guests will be able to pre-order their taxis/cars and be picked up from outside the site. We will liaise with providers such as Uber to identify safe-pick-up locations.

It is unlikely that our patrons will choose to drive to Borough Yards. In the immediate vicinity of the premises, parking is very sparse and expensive.

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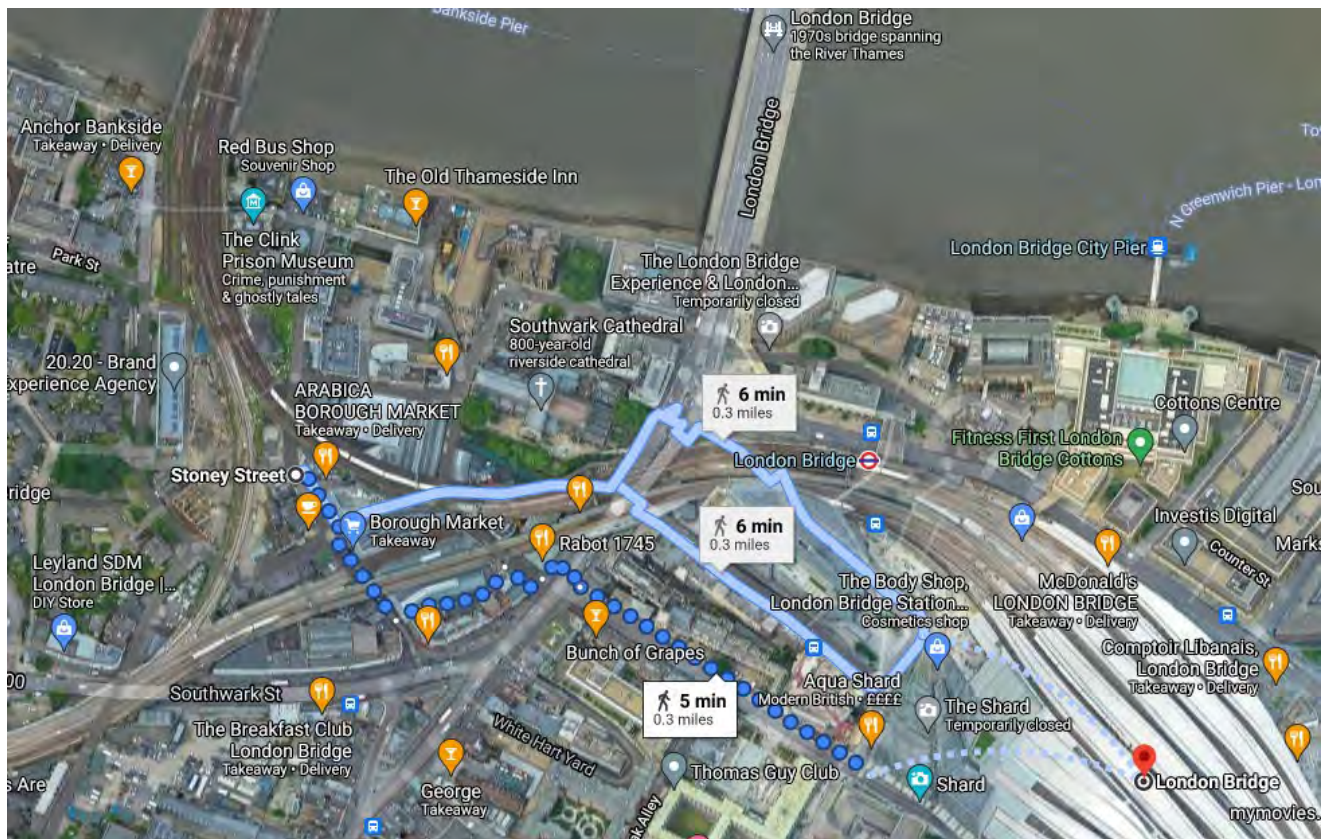


Figure 4 – Map Illustrating the Location of the Nearest Tube and Railway Station.

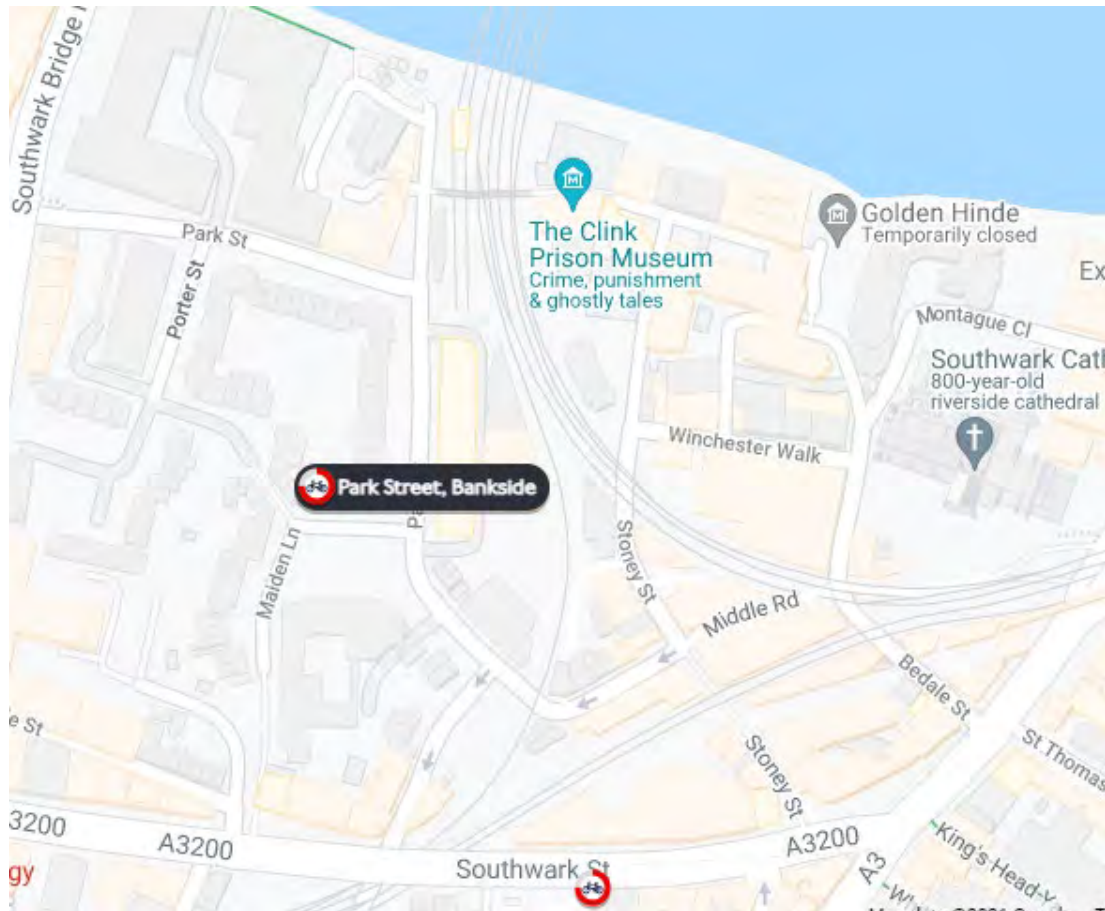


Figure 5 – Map Illustrating the Locations of the Nearest Local Authority Cycles to Borough Yards

3.5. Security

3.5.1. Crime Prevention

Crime prevention and public nuisance are key issues for the management team across the entire estate. Within the estate there are several licensed premises that create additional responsibilities and the management of the 4 Licensing Objectives will be a key performance standard that the success of the development will be measured against. The combination of an active 24-hour security presence, plus communication and co-ordination with venue SIA door supervisors, the Metropolitan Police and neighbourhood Teams, Council Enforcement Teams, and the British Transport Police is fundamental to creating an environment that will help discourage crime. All staff working at Borough Yards will be trained to act as the wider “eyes and ears” of the Property Management Team.

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3.5.2. CCTV

The development has been designed to ensure that all external and internal realm within Borough Yards is covered by comprehensive CCTV, along with the 24-hour security presence.

The office, cinema, gallery, retail and F&B occupiers will also operate their own CCTV systems within their demises.

3.5.3. Access Control

An access control system will be in place for access to back of house corridors providing access to the cycle stores for occupier's staff and refuse and plant rooms.

Any access control systems installed within occupier areas are controlled and operated by the occupiers themselves.

3.5.4. Radios

The Security/Banksmen Personnel and Estate Manager will have access to site radios, provided as part of the landlord set up budget to ensure that they are able to communicate effectively. This will include but not be limited to; deliveries and servicing, security and event management.

3.6. Emergency Plan

A Fire and Emergency Plan for the whole site will be produced by William Martin Compliance, which will include details on safety systems, strategy, organisation & control, monitoring & review and emergency procedures. The Fire Plan section of this document is currently in draft format and will be updated to include the Emergency Plan once the site is in occupation.

3.7. Disaster Recovery

Due to the central location of Borough Yards and following events of the past few years, disaster recovery is of up most importance. A Disaster Recovery plan would involve the input of not only the Borough Yards team but liaison with local stakeholder groups to include the nearby Borough Market and the Fire Department. The development of this plan will be a collaborative effort to ensure that in the event of a major incident, there is a co-ordinated response with the sharing of resources.

3.8. Dispersal Policy

The effective dispersal of patrons, especially in the later hours, is key in ensuring Borough Yards meets the overriding aim of being a courteous and responsible neighbour. Borough Yards will ensure that all guests are dispersed in a controlled fashion so as to avoid congestion or disturbance to the local area.

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This policy is designed to combine the resources available to both Borough Yards' Property Management Team, and those of the Licensed Unit Operators.

3.8.1. Hours

Key dispersal times are anticipated to be:

Sunday: 22:00 – 00:00

Monday - Wednesday: 23:30 - 00:00

Thursday – Saturday: 23:30 - 00:30 (day following).

These hours have been identified following a detailed consideration of the unique nature of the Borough Yards development and its location within the Southwark SPA, informed by the risk assessment carried out by our expert acoustician, Big Sky Acoustics, and Crime and Disorder consultant, Mr Andrew Bamber.

At key dispersal times, SIA Security Personnel will be deployed within the site public realm and street. This policy focuses on key dispersal times although appropriate staff will be in place throughout operating hours to address customer needs and promote the licensing objectives.

3.8.2. During Trade

It is expected that during trading hours the occupier takes responsibility for ensuring that customers behave appropriately or if not, are asked to leave site.

If a customer is asked to leave a unit, and the site Security are informed, they will endeavour to monitor the customer either via CCTV or a guard on the ground.

If a customer is repeatedly not acting in an appropriate manner, occupier will be encouraged to please speak to the Estate Manager about a possible banning notice.

It is the occupier's responsibility to ensure they have adequate security support within their unit to ensure all customers are safe and act responsibly.

3.8.3. Winding-Down Period

Borough Yards will operate an effective "wind-down" procedure, in coordination with the Licensed Units, in order to facilitate orderly dispersal of patrons. Members of staff will be re-allocated to their "Dispersal Roles" over a 30 minute period to prepare for dispersal.

Borough Yards management will promote the gradual departure of patrons, controlling the flow of patrons by liaising with the Licenced Units. Licenced Units will carefully manage the cloakroom and entrance/exit areas of their units.

Internal lighting levels within Licensed Units will be increased during the last 30 minutes of operation. Music (where provided) will be played at a lower level gradually reducing until it is switched off.

SIA Licensed Door Supervisors will assist with Dispersal. From 11pm Monday to Saturday, and 10pm on Sundays, site SIA Licenced Door Supervisors shall be stationed at the Stoney Street and Park Street exit and rotating between the Licenced units.

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All Door Supervisors are to remain on duty and in post until 30 minutes after closing time or, if later, until the last customer has left the area. Door Supervisors are to be trained on the following:-

- The nearest mode of public transport;
- Details of where to find taxis and a number of a local provider;
- General local knowledge so that Security Personnel can help guests with directions;
- The allocation of roles during nightly team briefings.
- The identification of any action points to be put forward during team meetings.

3.8.4. At close

Managers / Door Supervisors must remain on site until all customers have been cleared from the premises and dispersed from the surroundings, making sure they are safely and quietly on their way. Customers must not take drinks with them.

Bar / restaurant managers must ensure that any rubbish / spillages outside their units are removed before leaving site.

The estate CCTV Control will monitor bars and restaurants as they close.

Occupiers will contact the Police and inform the estate Security Team regarding any concerns relating to noise nuisance, crime and disorder or anti-social behaviour.

3.8.5. Staff

Staff will come and go from the development throughout the working day depending on their shift pattern. Due to our focus on staff awareness and the fact that they will be arriving/departing at different times, there should be no material disturbance to the local area. To support this, all staff will be briefed on the need to respect our neighbours and keep noise to a minimum when arriving and departing; adherence to this policy is to be a term of employment, giving Borough Yards and Licensed Unit operators' effective control.

3.8.6. Patrons

The Borough Yards development prides itself on being part of the renovation of Bankside.

Due to our location, the vast majority of customers leaving Borough Yards will make use of public transport or walk home, if they live locally.

Throughout our operation, with a heightened awareness in the later hours, staff will look out for any customer who is or becomes vulnerable, with appropriate steps to be taken in ensuring the customer's safety and comfort. If necessary, transport home will be arranged at the relevant Premises' expense.

3.8.7. Dispersal Plan

The Dispersal Plan has been produced based on the above governing information, to assist in the promotion of the licensing objectives, with particular regard to:

The Prevention of Crime and Disorder; and

The Prevention of Public Nuisance; and

Operational Management Plan

Borough Yards

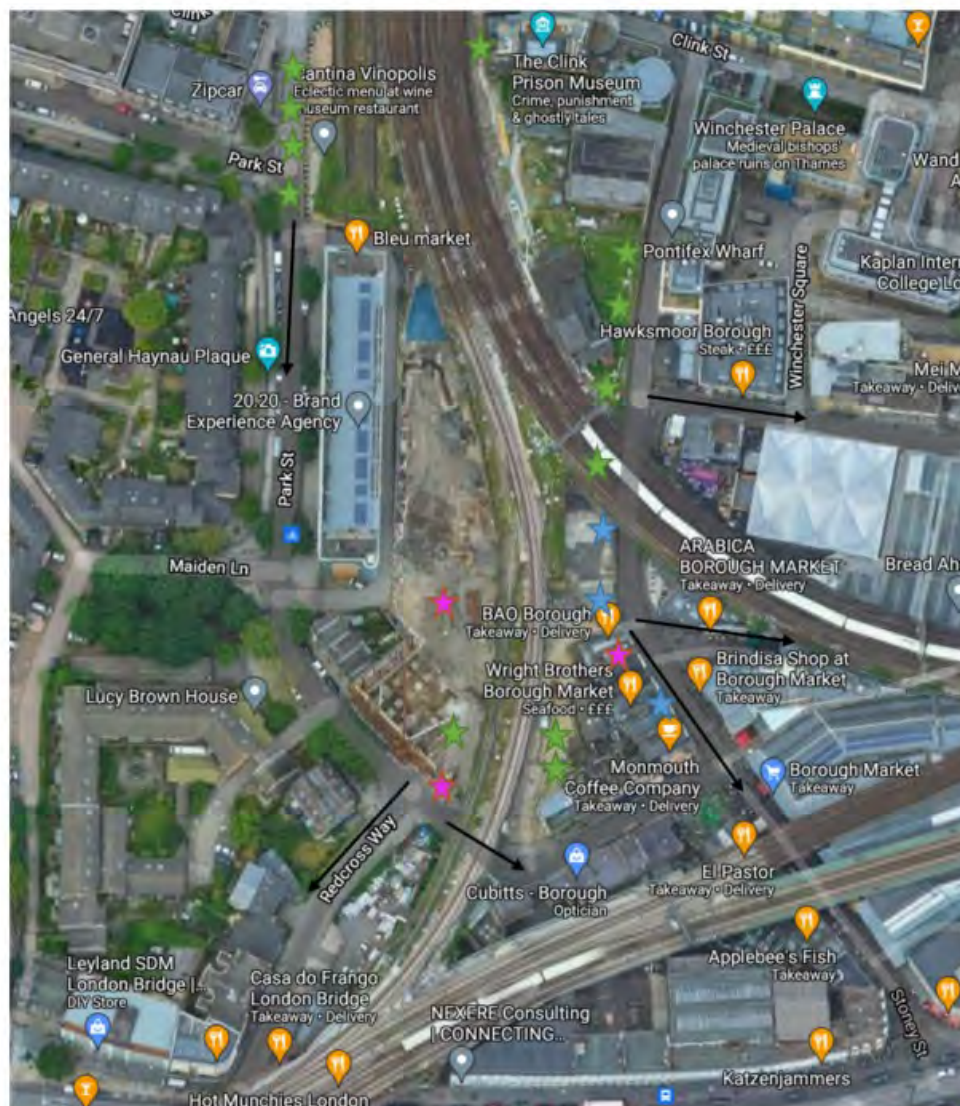


Public Safety; and

Protecting Children (and other vulnerable people) from harm.

This plan is subject to change from time to time as it evolves through operational learnings and discussions with local stakeholders.

Borough Yards' management are aware of the potential for neighbourhood noise and disturbance as patrons leave at key dispersal times. Our management team has implemented this written dispersal plan to move patrons from the site (including its Licensed Units) and its immediate vicinity in such a way as to prevent disturbance or nuisance to our neighbours. It will be the responsibility of all occupier staff to support this policy.



- ★ Proposed Location of Site Team SIA Security Personnel
- ★ Location of Bar/Licensed SIA Security Personnel
- ★ Location of Restaurant Marshalls
- Suggested Dispersal Routes of Patrons

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Figure 6 – Map Showing the Proposed Security Personnel & Marshall Dispersal Locations & Dispersal Directions of Guests.

Figure 6 shows the typical dispersal direction(s) that most guests will take when leaving the development. There are excellent transport links in the vicinity of Borough Yards and staff are trained to make these clear to guests. Where possible, patrons leaving Borough Yards in the later hours will be directed from the Stoney Street exit.

To aid patrons in departing Borough Yards, we will provide information as to available onward transport on our website, at the site and in the Licensed Premises themselves.

3.8.8. Notices

Notices shall be displayed around the site and within our Licensed Premises requesting that patrons respect the needs of the local residents and leave the local area quietly. That message will be repeated and enforced on the Borough Yards social media and website. All employees are given appropriate instructions and training to encourage patrons to leave the premises and the area quietly, using the notices to reinforce their message.

3.8.9. Taxi Service

Staff will ensure patrons can wait inside our Licensed Premises and/or 'Soap Yard' while waiting for taxis. Staff will ensure that car doors are not slammed and will ensure that taxi drivers keep engines turned off if they are parked outside. Arrangements are made with all local taxi firms for taxis to stop at a safe stopping place when collecting patrons. A recommended list of local taxi companies is available to patrons. As for "app based" taxi services, discussions will take place with the firms to agree appropriate pick up locations for patrons at Borough Yards. Staff will also monitor Uber (or similar) drivers and direct them to a safe stopping place. Customers will also be requested to identify their pick-up-point as our recommended safe stopping place. Taxi drivers will be asked to remain in their vehicles and radios should not be played at a volume likely to disturb the neighbourhood. At the end of their shift, employees will say goodbye to each other inside the premises and arrange for lifts or taxis to collect them at a convenient and safe stopping point away from residential properties.

3.8.10. Dispersal Summary

Staff shall be in place in and around the exits to wish patrons farewell and ask them to leave quietly and shall answer any questions regarding transport availability. Staff will address any departing patrons congregating outside of the site. Staff will at all times be aware of activity outside of the site and employ best efforts to minimise bad behaviour.

Management will identify areas of particular sensitivity (nearby residences) and provide a presence in those places to minimise potential problems. Whilst carrying out their duties outside of the site, all staff are trained not to behave in a manner likely to disturb the neighbourhood, conversation and laughter must be quiet. Longer-range communication should be through an earpiece, avoiding the need for raised voices.

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Management staff will attach the utmost importance to the investigation of any complaints of noise nuisance or antisocial behaviour linked to Borough Yards or our Licensed Units. We will build and maintain links with local residents including hosting meetings at the site, where neighbours will be able to raise any issues directly. This will be supported through the telephone number of Borough Yards' Estate Manager being made available to all of our neighbours.

3.9. Noise Management Strategy

The Borough Yards' Management Team will be trained to be extremely considerate and respectful of all local stakeholders. This will also be required of all Occupiers, especially the Licenced Units. There are a number of residential properties in close proximity to Borough Yards and all noise will be managed from the scheme so as not to disturb people resting and sleeping in their homes.

There are a number of other licensed premises in the area and these may create noise but there is no reason why the Borough Yards operation will not be rigorously controlled so that any noise made is kept to a minimum. Consequently, there is a comprehensive approach to managing noise from Borough Yards, and from the area outside. The following points are critical to the Noise Management Strategy and are used in conjunction with the end of night Dispersal Policy:

- Any noise emanating from Borough Yards will not cause a nuisance at any nearby residential properties.
- Doors and windows to Licensed Units will be kept closed except for access and egress after 22:00hrs. This is to be monitored and enforced by staff positioned at each exit.
- The streets outside are to be monitored throughout all hours of operation. Noisy behaviour will not be tolerated. Any patrons found to be making excessive noise or any noise that may cause a nuisance to neighbours will be required to leave the area and excluded from the Borough Yards site.
- Licensed Units will aim to ensure no queue forms outside of their premises, managing waiting patrons inside. Where a number of groups arrive at the same time and cannot be accommodated inside, Licensed Units will ensure they are monitored in an identified location outside and brought inside as soon as possible.
- Patrons leaving Licensed Units temporarily to smoke, after 10pm, will be directed to the designated and managed smoking area (note, some Licensed Premises units have their own identified external areas, other will use the communal outside area within 'Soap Yard').

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Figure 7 – Map Showing Designated Smoking Areas (Yellow Hatched with Red Outline)

- No regulated entertainment will take place outside.
- Arrangements are in place to ensure that deliveries to Licensed Premises will only take place between 07.00 – 10.00am Monday to Saturday and 08.00 – 10.00 Sunday and Bank Holidays, except where the need for access at other times is unavoidable and specific procedures are in place to limit disturbance.
- Glass recycling can make noise. Empty bottles will be placed in containers/bags inside our Licensed Premises. No empty bottles are to be tipped or thrown into outside storage receptacles between 10.00pm and 07.00am.
- Borough Yards and the Licensed Premise units will ensure that waste is correctly packaged and refuse can be removed quickly and efficiently.

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- Any glass or bottles in the immediate vicinity of Borough Yards will be cleared and then safely disposed of, whether emanating from the Borough Yards site or not.
- The Borough Yards Management Team are proud to work in a Central London location. Borough Yards will endeavour to keep the area clean and attractive for guests, tenants and neighbours. This means dealing with debris outside that may have nothing to do with the scheme but in the interests of making this a better area will still be cleared up. This aids in influencing customer perception and thereby moderating behaviour.
- The Noise Management Strategy will be constantly reviewed and any needs of neighbours will be responded to quickly.

3.10. Cleaning

The common parts such as the streets and back of house areas will be cleaned regularly by contract cleaners instructed by the Managing Agent on behalf of the Landlord.

The cleaning of the demised premises is the Occupier's responsibility. The demised premises shall be kept in a clean and tidy condition. Windows, window frames and all glass in the demised premises should be cleaned as often as necessary. In the event of water or detergents being spilt onto common floors or external pavements during window cleaning operations, the necessary clearing of the same is to be promptly carried out by the Occupier.

Only window cleaners who have submitted RAMS document (risk assessment and method statement) and who carry public liability cover approved by the Management team will be allowed into landlord's areas. The only windows to be cleaned by the estate management cleaning company are the offices windows as per the AFL.

Occupiers may wish to use the same cleaning company as the Landlord for economies of scale and improved security. The site management team can provide details on request.

Occupiers are to provide their cleaners with secure storage within their own demise.

Where there is an interface e.g. unit fronts and external seating areas, occupiers must liaise with the estate management to ensure a satisfactory cleaning regime.

3.10.1. Cleaning and Waste

As part of the cleaning contract, the cleaners will be responsible for taking refuse for the communal refuse store in the basement up to the shared service area for collection a maximum of 30 minutes before the scheduled collection and return the bins to the stores a maximum of 30 minutes after collection.

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3.11. Waste

The Borough Yards management team is committed to minimising its output of waste and taking positive action to segregate waste streams and recycle into the following principal waste streams as a managed service:

- Dry recyclables – plastic and paper
- Cardboard
- Wet non–recyclables e.g. food waste
- Glass recyclables
- Metal

Each commercial unit should allow for refuse storage within it, which is specified clearly within the fit out drawings for the unit. In addition to this daily storage, a whole site communal office and A1/A3 retail refuse and recycling store is provided at sub-basement level.

The occupiers of Borough Yards are responsible for segregating and taking their waste in clear securely tied clear plastic bags (food waste to be double bagged) to the refuse stores on a daily basis using the dedicated refuse lift. This transport of waste is only to take place in non-peak hours, to cause as little disturbance to guests at Borough Yards. Colour coded signs and bins will inform the retailer of which bin to put the relevant waste into.

A bin press will be located in the basement to reduce the waste volume and its storage. Food waste dewatering/digesting and composting will be explored to reduce the wet waste from the food and beverage operators.

Retailers will be encouraged to backhaul some of their waste streams such as cardboard and plastic back to their individual depots which will reduce the impact of freight activity within the scheme and surrounding road network.

A private contract agreement will be drawn up to collect the segregated and compacted refuse material. All pick-up times will be agreed and arranged with the on-site management to avoid peak/sensitive periods in accordance with Servicing Collection Times.

It is anticipated the collections per week will consist of the following number of bins;

- 11no. 1,100 litre bins
- 51no. 240 litre bins



It is not permitted under any circumstances to store refuse in the service corridor or on the floor of the common areas or bins stores. Any occupiers identified as responsible for this may be charged for its removal and cleaning. Borough Yards' onsite management team will ensure that waste is not left within the streets for long periods of time and take action where necessary when such rules are breached. No trade waste or building materials are permitted in the common area litter bins and the occupiers should liaise with Estate Management should they wish to arrange for the removal of waste by a skip/waste container. This may need to be removed out of hours so as not to interfere with the delivery regime in the loading bays.

Occupiers are responsible for the safe disposal of all types of electrical lamps and batteries (fluorescent tubes, sodium lamps, mercury lamps etc.). Arrangements should be made through approved waste contractors and necessary disposal procedures implemented.

Waste from Landlord common areas will be taken to the refuse store by the cleaning contractor.

Occupiers are responsible for the safe disposal of fat, oil or grease, which must be disposed of in waste drums or containers and via a recognised disposal agency. Under no circumstances should these materials be disposed of via drains. Occupiers may be liable for charges in the event of drain blockages being caused by such disposal methods.

Borough Yards recognises the need to minimise the impact of refuse for landfill generated within the scheme on the environment. The management of Borough Yards aims to ensure that occupiers maximise the proportion of waste that can be recycled so that we comply with statutory authority requirements.

3.12. Pest Control

Pest control for the landlord areas forms part of the contract which contains security and cleaning for the site. This will be re-charged back to the tenants via the service charge. Occupiers are responsible for employing the services of a pest control company for their unit and to carry out and document regular inspections.

3.13. MEP Maintenance

MEP (mechanical, electrical and public health) Maintenance will be both proactive via a Planned Preventative Maintenance (PPM) Programme and reactive, dealing with issues as they arise on site such as plant breakdown. PPM M&E Maintenance will be fully integrated with all the systems in the development in order to:

- Monitor and control all areas of common parts plant.
- Interface with all the M&E systems such as lighting, fire detection, fire suppression, access control.
- Be fully interfaced by loading an Asset Register into a PPM package (i.e. a Computer Aided Facilities Management – CAFM system) which will be time, event and calendar driven; to provide automated work orders for the engineering maintenance contractor.

The landlord MEP facilities will be maintained by the incumbent MEP contractor which includes the CHP district heating system for the site. In addition to the service charge, tenants will be re-charged for their

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energy that they utilise that it generated from the CHP district heating system. All other utilities; electricity, gas and water, utilised by the tenants will need to be directly arranged by the tenant and the service providers.

There are PV panels located on the roof of building 1. These are to be utilised to the benefit of the Landlord with a view to using this to offset energy consumption for common areas from the national grid.

3.14. Landscaping

A landscaping contractor will be on board to manage the development landscapes within the public realm and on the roofs. The contractor will manage the planting requirements, lead-in times and growth planning through a PPM schedule.

3.15. Fabric Maintenance

Specifications will be obtained from O&Ms of all material finishes to ensure that the estate management team is aware of the maintenance requirements for each surface. The estate management team will manage and maintain those elements of the external façade and building envelope, which are the responsibility of Borough Yards, with the support of a building surveyor appointed by the managing agent. The estate management team will be responsible for all fabric issues, both internally and externally, with the exception of occupiers' demise, where the occupiers will be responsible for maintenance.

3.16. Footfall & Turnover

At each entrance to site, there will be footfall cameras to log the pedestrian traffic into and out of site. The data from these cameras will be fed into an analytics platform which can be reviewed by the Estate Management team and client. The location of all the site entrances and footfall cameras are as followed;

- Stoney Street pedestrian and vehicular
- Park Street pedestrian and vehicular
- Dirty Lane from Clink Street
- Stonecutters Lane from Stoney Street
- Stonecutters Lane from Bank End

Turnover data collected from each individual retailer will also be collected via the same platform so they can be analysed in conjunction with each other. In addition, this data will assist in risk assessing the need for appropriate security and marshalling provision at the site.

3.17. Cycling

Within the basement there are separate rooms for the allocation of cycle storage for the employees of each of the different tenant uses, these are as followed;

- Cinema – 4 spaces
- Office – 84 spaces
- Retail Food – 62 spaces
- Retail Non Food – 30 spaces

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In addition within the shared service area there is cycle hoop allocation for the public, located at the following points;

- Bank End
- At the cross roads between Dirty Lane and Stonecutters Lane
- To the left of the scheme as you enter Soap Yard from Stoney Street.

Cyclists will not be permitted to cycle within the scheme and will be asked to dismount. This will be enforced by the Security/Banksmen Personnel and through site signage.

3.18. Health & Safety

The objectives for Borough Yards are:

- No accidents
- No harm to people and
- No damage to the environment.

To achieve these objectives, a framework has been developed to direct our health & safety processes and activity. The management team will manage all areas which form common parts demised, ensuring that the Health and Safety of visitors, retail occupiers, employees and visiting contractors is protected at all times. There will be a formal Health and Safety Policy Statement posted on the notice boards within the management office. A Health and Safety Manual for Borough Yards will be created and the responsibilities for Health and Safety within the development management team will be defined and communicated to all stakeholders.

3.19. Customer Service

People's behaviour is critical to our success. All staff are carefully selected and trained, and their skills and competencies regularly assessed. The site management team and property managers are trained to the same high standards using the Institute of Occupational Safety and Health (IOSH) together with BIFM accredited Environmental and Sustainability accredited courses. All site management team employees will receive customer service training focussed on delivering excellence.

All contractors working at Borough Yards whether on a permanent or temporary basis are expected to stand as ambassadors for the scheme, respecting and carry out the Borough Yards' rules and representing the client.

3.19.1. Enquiries & Complaints

Borough Yards management team welcomes the opinion of its customers whether this takes the form of a complaint, query or simply praise to the staff and occupiers who have provided good service and advice.

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Any customer complaints, comments or queries about Borough Yards should be directed primarily to the Estate Manager. The Estate Manager or the appropriate team member will then contact the customer directly, keeping them informed of the result. If required, the complaint will be escalated to the managing agent or the landlord. Every staff member must ensure that they act with professionalism at all times.

3.19.2. Banning Notices

The Estate Management will have the ability to ban customers who continually cause trouble at Borough Yards.

Banning can be issued in two ways:

- Verbal ban (most commonly used)
- Written ban

Once banned, customers are generally banned for up to 6 months for the following reasons:

- Theft
- Drunk and disorderly or drug use
- Fighting
- Spitting
- Loitering
- General unruly conduct
- Anti-social behaviour.

If a banned member of the public is seen, the Security Personnel should be notified. Pictures and details of banned people are kept on file for reference, but for data protection reasons access to this data is restricted.

3.20. Signage and Branding

Throughout the scheme will be signage and wayfinding to ensure that users and stakeholders of Borough Yards can easily navigate themselves around the scheme. It is the clients' discretion as to whether contractors on the site should adhere to the Borough Yards branding.

3.21. Marketing and Events

At Borough Yards a Marketing Strategy will be developed, encompassing all the marketing tools, to ensure the Borough Yards brand is launched and maintained. Site activation and marketing needs to be aligned with the retail strategy and with no competition with retail operators. These will include:

- Pre-opening events and marketing strategy to ensure the brand remains relevant during the build up to completion.
- Early place shaping events will continue during the early phases to deliver strong tailored message identifying the public environment.

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- A hoarding strategy as the retail units come forward
- The Borough Yards website and social media pages.

3.22. Pandemic Strategy

Pandemics, national and localised outbreaks of infectious diseases, such as influenza, coronavirus or measles can have serious implications for businesses and society. The management team will prepare a policy and procedure in relation to Pandemic and Infectious Diseases specifically for Borough Yards with support and guidance from the managing agent, local and central government.

3.23. Sustainability

In the management of Borough Yards, there will be the following sustainability targets:

- Hold regular sustainability meetings to discuss opportunities within the scheme
- Encourage occupiers to work in conjunction with The Occupier Handbook
- Reduce water consumption across the scheme and implement measures where possible to reduce usage
- Report on total and segregated scheme waste by percentage for recycling with a target of zero to landfill
- Increase biodiversity across the Scheme.
- Work with local community groups, charities and groups to increase community engagement
- Increase opportunities for green travel such as promoting occupier travel plans
- Benchmark energy usage across the scheme to identify trends and endeavour to reduce consumption where possible in conjunction with Energy Consultants.
- Encourage local employment at Living wage rates
- Manage our supply chain responsibly

Within the scheme we will also ensure that we comply with the BREEAM New Construction Credits to withhold the proposed Excellent rating for the office buildings and Very Good for the arches.



4. Occupier & Stakeholder Communication

4.1. Website & Social Media

The links below will be used to market Borough Yards, to promote the scheme, occupiers and marketing initiatives. The management team encourage all occupiers to promote these and engage with the marketing strategy.

Borough Yards Website:	www.boroughyards.com
Borough Yards Twitter:	@BoroughYards
Borough Yards Facebook:	Borough Yards
Borough Yards Instagram:	boroughyards
Borough Yards TikTok:	BoroughYards

The Estate Manager will visit each unit on a regular basis to check in and provide an update on any changes across the scheme.

4.2. Occupier Portal

Borough Yards will have a bespoke occupier portal as a means of communication with all occupiers which includes the translation of Borough Yards site specific information, tenant-alert signals and to inform all of and help to manage any major incidents and evacuations. There is a full set of apps for: bomb warning, security management, firearms and weapons attack, retail occupancy, evacuation, disabled refuge, muster point, guard tour, retail occupancy, and in-development email.

4.3. Commercialisation

A Commercialisation Strategy Document will be created which will outline the commercialisation objectives. Commercialisation will be controlled by the managing agent on behalf of Borough Yards and be linked to wider event and place shaping strategies and an annual calendar.

4.4. Opportunities

There are a number of ways that income can be raised through commercialisation. These include:

- Filming and photography
- Hiring the shared service area for events including markets
- Pop ups
- Digital advertising boards
- High quality experiential offers linking events with commercialisation
- Wi-Fi in public spaces
- Sponsorship

www.philhadfield.co.uk

New Premises Licences Application

The Borough Yards Development

1 Bank End, London SE1 9BU

Expert Licensing Policy Report

1. Case overview

1.1 I have received instructions from Keystone Law, 48 Chancery Lane, London, WC2A 1JF, acting on behalf of Mark Bermondsey (Guernsey) Limited, the owners of 1 Bank End, London SE1 9BU in respect of Applications for new Premises Licences, pertaining to the extensive re-development of this site.

1.2 The development site in question has a long history as a prominent visitor attraction and private functions venue within South London, having operated as 'Vinopolis', a museum of wine and wine-themed events-space that closed its doors in 2015.

1.3 In April and May 2021, Keystone Law provided me with various documents pertaining to the application for new Premises Licences at the site. These comprised: the Premises Licence Applications, the Development Plan, Management Plan and the 'Shadow Licence' for the premises inherited from its former operators. The Applications each included lists of 'Proposed Draft Conditions' suggested for the new Restaurant and Bar premises in response to statutory Licensing Objectives and local Licensing Policies and context.

1.4 I was also provided with the Representations from the Licensing Authority, from the Southwark Environmental Protection Team and from Interested Parties, including local residents, a local councilor, businesses and property owners / property managers. Following pre-application consultation, there were no Representations from the Metropolitan Police Service, or the Fire Service.

1.5 In preparing this document, I also read Southwark Council's 'Statement of Licensing Policy, 2021-2026', a Council / Partnership data analysis on Cumulative Impact from 2017 (found through on-line research) and following my direct request to the Southwark Licensing Team, detailed maps of the Southwark Cumulative Impact Areas (CIAs) and a Partnership data analysis dated May 2019. Read in combination, these documents gave insight into both the specifics of the proposed licensable activities at the site and their 'fit' within the broader policy context of the Borough Yards application.

1.6 Upon reading this documentation, I agreed to prepare this report setting out my professional assessment of how the Borough Yards proposals might effect promotion of the Licensing Objectives in this part of Borough and Bankside. I make specific reference to issues of cumulative impact, to Southwark's Licensing Policies and to my experience of gathering and assessing research data to inform the drafting of Cumulative Impact Policies.

2. Background

2.1 My usual procedure in these matters is to visit licensed premises and their surroundings and make detailed in-situ observations in preparing my report. Due to the current lockdown measures I have been unable to proceed as normal. I think it would be fair to assume that what I may have found at any time since March 2020 would not be representative of the situation as it pertained in 2019, or indeed the situation that will pertain as licensed premises fully re-open for business.

2.2 At this point it is worth mentioning that the Southwark Cumulative Impact Assessments I have seen from 2017 and 2019 are based on retrospective data from 2013-2016 and 2018-2019 respectively and it appears to be this pre-pandemic evidence that has fed into the consultation and drafting of the 2021 Licensing Policy. The Southwark Council analysis (at least that which I have had access to), in tandem with my own, does not include observational research conducted in 2020 or 2021, or indeed, observational research of any kind.

2.3 Observational research and 'behaviour audits' are typically used to validate, contextualize, and nuance areas characterized by cumulative impact in key data sets – that is, to 'make sense of / explain' what the data is showing in terms of possible causation. However, gaining such a detailed understanding of the dynamics and fabric of the City and licensed premises within it has unfortunately been unfeasible due to the circumstances imposed by COVID-19 since the Spring of 2020.

2.4 Up until March 2020 I was a regular visitor to London at night as part of my work. Historically this has included being instructed by Licensing Authorities such as Westminster, Hackney and The City as Respondents to Licensing Appeals concerning premises falling within Cumulative Impact Areas (CIAs).

2.5 In 2016-2017 I was commissioned by the City of Westminster to conduct a 'Mayfair Cumulative Impact Assessment observational report' This work was referenced by Westminster in their October 2020 'Licensing Policy Consultation' and in the Cumulative Impact Assessment when discussing the evidence base for cumulative impacts on the Licensing Objectives in Mayfair and also the Council's proposals for allocating certain parts of Mayfair to the new category of a 'Special Consideration Zone' (SCZ).

2.6 Previous to this, I designed and lead research commissioned by the City of Westminster to assess cumulative impacts in the West End as part of the evidence base for Westminster's Statement of Licensing Policy 2016-2021. This work was presented to the Council in 2015 as the results of the '*Westminster Evening and Night-time Behaviour Audit 2013-14*'. I have presented similar

major Cumulative Impact Assessment research exercises in recent years to the Borough Councils of Hackney and Camden.

2.7 The above projects involved detailed observations and measurements of cumulative impacts. The work was conducted in multiple locations and was 'longitudinal' rather than providing brief snapshots; that is to say, the work involved numerous visits and numerous hours of work in-situ across several months in order to chart seasonal fluctuations in the ways patrons of licensed premises were using late-night public spaces and the transport systems when dispersing from night venues.

2.8 In addition to the primary on-street data collection, I made comprehensive 'audits' of licensed premises at a street-by-street-level in and around the research locations, focusing on an assessment of the premises' core functionality and their trading hours; as advertised and as observed. Observation notes and photographic evidence were also collected with regards to safety and security management, including queue control and patron dispersal procedures. The research also considered issues such as the availability and uptake of various transport options, plus the impact of licensed premises on the quality of life for local residents and businesses, especially with regards to noise disturbance late at night, involving the patrons of licensed premises as pedestrians, public transport users and the drivers and passengers of private motor vehicles.

3. Key Aspects of the Borough Yards Development

3.1 The site is located beneath the arches of a Victorian railway viaduct at Bankside, to the east of Southwark Bridge and close to London Bridge on the southern side of the River Thames, just to the south of the riverside. As noted above, it formerly operated as 'Vinopolis', a museum and event-space dedicated to the history and appreciation of wine. These premises closed in December 2015, after 16 years of trading at the site.

3.2 Vinopolis had an attached restaurant, Cantina Vinopolis, and wine was available for sale at the attached Laithwaites Wine Store. Vinopolis spanned 6367 Square Metres (SQM). Within the complex there was also a specialist whisky retailer, The Whiskey Exchange, which offered a range of several hundred whiskies and other spirits for sale. The Whiskey Exchange organised various whisky tasting events throughout the year. The complex was well known for hosting large corporate events with a focus on its wine provision and wine appreciation by guests.

3.3 In its new guise, it appears that the site is to move away from this focus on alcohol and large private functions ('wet-led' uses), to be redeveloped into a mixed-use complex containing retail and leisure/hospitality uses. The developers have lodged a total of 16 applications for new Premises Licences to cover the various leisure and hospitality units within the site. The development is located within Southwark Council's 'Borough and Bankside Cumulative Impact Area'; however, the applicant is, in part, relying on the Shadow Premises Licence they hold for the Vinopolis premises which demonstrates the site's long history as a leisure and hospitality destination. The applicant now holds the Primary and Shadow Licences relating to Vinopolis and it is understood that these licences will be surrendered should the current applications be granted.

3.4 The 16 applications are split into 2 types of operation; "Bar" and "Restaurant". The primary differences between the two are that in the Restaurant units, permission for alcohol sales is requested only where such sales are ancillary to a meal. Both the 'Bars' and the 'Restaurants' are proposed to close at midnight in line with the Planning Permissions obtained for the site. Midnight closures for Restaurants and for Bars (on Fridays and Saturdays) are in accordance with Southwark Council's 'suggested closing times for licensed premises' in Borough and Bankside locations (Para 176, Statement of Licensing Policy). The application for closure of Bars at midnight Sunday-Thursday falls outside of the Council's 'hours policy' by 1-hour (the Licensing Policy suggests a closing time of 23:00).

3.5 The applicant has prepared a site plan detailing the specific location within the site, of each of the proposed licenced premises. Through its planned investments in the development of new restaurant facilities the Application appears to materially increase the provision for dining and substantial meals in comparison with the core functionality of the former activities at this site, whilst reducing the amount of licensed space overall by 1706 SQM. Three units - 205, 207 and 192A are requested for licensing as 'Bars'; in the remaining 13 licensed spaces the requested licences require that alcohol be served only as ancillary to a meal.

3.6 According to the Applicant's Plan, 601 SQM will be devoted to Bar space (including the hybrid Unit 207) and 2994 SQM to Restaurant uses (including Units 215 and 230 which are now intended for 'Restaurant' use) which has further shifted the proposal towards food-led offers. In sum, the amount of space devoted to 'wet-led' (alcohol-focused) activity therefore appears to be reducing very significantly in comparison with the days of Vinopolis.

3.7 The Shadow Licence for the premises permits a Closing Time of 02:00 across the whole week. Condition 307 on this Licence allows: 'That the maximum number of persons that may be accommodated within the licensed area at any one time shall not exceed 1250.' Importantly, when Vinopolis operated as one unit this could result in large numbers of persons leaving corporate events at or around 02:00 in the morning on any day of the week. The current proposals prevent this from happening with substantially earlier closing times across individually operated units, most of which are focused on dining. Furthermore, it would be extremely unlikely for all the units to be operating to maximum capacity at the same time.

3.8 From the above ones sees that the current Application requests a material decrease in both the hours of trading at the premises and the alcohol-led activities within the licensed areas of the site in comparison with how the premises operated in its previous guise. The new proposals also remove the risk of a 'mass exodus' occurring when large events close. More gradual and

controllable patron dispersals are thereby 'designed-in' to the current proposals in comparison to the previous licensable activities.

3.9 Furthermore the reduction in closing times is an important gain for the Licensing Objectives. It is well-established in research and practice that the majority of problems associated with excess alcohol consumption occur in and around 'wet-led' premises operating into the late-night. This is underlined by the Late-Night Levy legislation which introduces powers to fund additional safety and security measures, through levies, only in relation to premises operating in the midnight to 06:00 hours period.

4. The Southwark 'Borough and Bankside Cumulative Impact Area': Policy wording and underlying evidence-base

4.1 In the Southwark Statement of Licensing Policy 2021-2026 the range of licensed premises falling within the 'Borough and Bankside Cumulative Impact Area' is very broad, as listed at Paragraph 150:

'The classes of premises within the area to which the policy shall apply will be night-clubs / public houses and bars / restaurants and cafes / off-licences, supermarkets and grocers.'

4.2 The only major categories of licensed premises not included appear to be Late-Night Refreshment (not serving alcohol) and Hotels. In my experience of reading similar Statements from London Boroughs and from Councils across England and Wales this looks to be an especially broad list of premises, with very different functionalities and potentials for patron behaviour to impact negatively (or indeed positively) on the public realm.

4.3 An aspect of the Policy I find surprising, given its 2021 publication, is the absence of any mention of COVID-19 and the effects of the pandemic on the hospitality industry and tourism. Paragraphs 15-17, which 'set the scene' for the

Policy, appear to describe the flourishing Evening and Night-time Economy (ENTE) of 2019.

4.4 The pandemic has not only created a major downturn in business activity, it has also required a much reduced visitor footfall and produced potentially far-reaching changes to consumer behaviours and attitudes¹. One might expect that Southwark, in tandem with other Boroughs, would be seeking to measure and assess these changes as we move out of lockdown, given that there are such potentially profound effects on licensed premises and visitor attractions within areas such as Borough and Bankside.

4.5 Southwark Council's Cumulative Impact Assessments (the evidence-base for its Cumulative Impact Policies) are not included in the Licensing Authority Representations, or published within, or as an Appendix to, the Statement of Licensing Policy, or as stand-alone documents on the Council's Licensing webpages. Reference is made within the Statement as to the Assessments being available from the Licensing Department at Southwark on request, along with the maps detailing the exact boundary lines of the CIAs. In accordance with these instructions I sent an email request on 30th April 2021 at 10.54 hours, as follows:

'Dear Licensing at Southwark

I write regarding background information concerning Southwark's Statement of Licensing Policy.

I am an independent expert witness instructed by Keystone Law who act on behalf of the Applicants for New Premises Licences within the Borough Yards Development at 1 Bank End, London SE1 9BU.

¹ ARUP, Gerald Eve and the LSE 'The Economic Future of the Central Activities Zone (CAZ): Greater London Authority (GLA) Phase 1 Report Office Use Trends and the CAZ ecosystem', January 2021.

My request is prompted by my need to understand the data and analysis that underpins the Southwark Licensing Policy when preparing my reporting and also to get a clear and detailed picture of the boundaries of the Borough and Bankside Cumulative Impact Area.

I refer to Para 26 of the Policy:

'26. A copy of the latest partnership analysis and the statistics relied on above can be obtained from the licensing service (see Appendix A for contact details). Such information informs the direction of resources within the Council and partner agencies.'

and

'146. Detailed maps are available from the Licensing Team. However, the boundaries of each local CIA are explained here. A copy of the latest partnership analysis of alcohol-related harm and the Environmental Protection Team analysis of noise nuisance complaints is also available upon request from Licensing (see Appendix A for contact details). The effects of each policy will continue to be monitored and reported to the Licensing Committee periodically. A policy will be removed when no longer needed.'

I would be grateful if you were able to provide me with this information at your earliest convenience and in time for me to consider the map of the Borough and Bankside CIA and the partnership and EPT data analysis underpinning its designation as a CIA within my reporting which needs to be conducted within the next 7-10 days.

Thank you. I look forward to hearing from yourselves.

Best regards

Phil Hadfield'

4.6 I received a response to this request from Mr Andrew Heron, Principal Licensing Officer, Southwark Licensing Unit, on 11 May 2021 at 16.24 hours. The email included links to maps showing the CIA boundaries in detail and an attached file containing the CI data assessment of May 2019 (to be discussed below), which Mr Heron mentioned had been used for the CIA review as part of the Licensing Policy Consultation process.

4.7 In the intervening period I had conducted on-line searches and found a document entitled 'Cumulative Impact Policy (CIP) Review 2017' authored by Julian Pepper, Community Safety Analyst – Regulatory Services at Southwark Council. The Document is headed 'Appendix A' and I assume it also fed into Southwark's Licensing Policy Review process. At the foot of the Title Page the document is summarised as:

'Examining levels of recorded alcohol-related offending and ambulance call-outs in designated parts of Southwark.'

Using crime data from the MPS (Metropolitan Police Service) and call-out data from LAS (London Ambulance Service), the analysis contained within this document has been prepared to inform the decision making process surrounding maintaining, revising or removing the existing CIZs (Cumulative Impact Zones) and the additional three CIZs under review.'

4.8 At Page 2 we see:

'The date range for MPS data included January 2013 to the end of December 2016. The date range for LAS data included January 2013 to the end of December 2015.'

4.9 On Page 8 at Figures 9 on 10 one sees the 'hot spot mapping' for alcohol-related violence and London Ambulance Service (LAS) call-out locations respectively. In both cases, when magnified, one can see that the 'heat points' in Bankside for both measures are very heavily concentrated within Borough Market and notably just to the south of the Market area on Borough High Street. Stoney Street - which forms the closest point of the

Borough Yards development – is not covered by the red or yellow shading; nor are Park Street, Bank End, or Clink Street, which form the other parameters of the development.

4.10 Although Vinopolis was trading during the time-period analysed the venue location does not appear to correlate with concentrations of incidents as recorded in this 2017 spatial analysis. The concentration of recorded violence in Borough Market appears especially marked and it does not appear from the mappings that violence is widespread throughout the CIA, perhaps suggesting that the CIA boundary is quite liberally drawn, encompassing areas that are relatively 'quiet'. Looking at this analysis one might ask why it was considered appropriate to include such a wide area within the Borough and Bankside CIA when the intensity of incidents so strongly indicates that the issues are largely confined within and immediately around the concentration of licensed premises at Borough Market.

4.11 The May 2019 analysis provided by Mr Heron has no noted authorship from an individual, but is headed as emanating from the 'Regulatory Services: Divisional Analytical and Business Service'. The Methodology is described on Page 3:

'Analysis was undertaken on four incident report types, using local MPS crime data and London Ambulance Service (LAS) alcohol call-out data covering financial year 2018/19.

Two separate crime data cohorts were used. The first cohort, in line with previous reviews, was all crime reports with a drink-related feature code. The second cohort, a bespoke violent crime dataset, will be used as a baseline for future reviews. Incidents of domestic abuse, road rage, safeguarding and gang related offences have been removed for the bespoke crime dataset. BTP crime data is not included in the analysis.

Anti-social behaviour (ASB) calls to the police were also examined for the same time period. Any ASB call categorised as rowdy behaviour, or street drinking have been included in the dataset.'

4.12 There are further explanations of the change in methodology at Page 4:

'The upturn in alcohol-related LAS call outs is a result of a methodology change within the report. Where previously this dataset was mapped as a point basis, this is year it has been to LSOA (Lower Layer Super Output Area – A Geographical Census Area.'

Whilst

'The bespoke violence dataset is only violence that happens on the street and commercial premises.'

4.13 In summary, the 2019 methodology is suggested as putting forward statistical measures of Cumulative Impact that are more defined and targeted on the categories of incident that have the most relevance for Licensing Policy and licensing deliberations. I am not sure this is correct. The new measures sharpen the focus on Crime and Disorder and Public Nuisance, however they reduce the focus on the other two Licensing Objectives: Public Safety and the Protection of Children from Harm. Clearly the new Southwark approach seeks to sharpen its attention on alcohol-related violence offences in public spaces, on public drunkenness and on rowdy behaviour.

4.14 In relation to the 'Heat Maps' that show the location of recorded incidents there are important losses of specificity in the 2019 analysis in comparison with the 2017 review prepared by the Community Safety Analyst. Whilst areas shaded deep red are now much more widespread across the mappings, Street Names are no longer visible and the maps cannot be magnified to increase precision. This means that one can only see a very broad visual picture. The picture shown gives a dramatically different impression to the earlier document. It indicates that alcohol-related problems are much higher in Borough and Bankside than in other areas of the Borough and that they are widespread throughout the CIA, rather than being quite tightly focussed in and just below Borough Market, as the earlier mappings had indicated.

4.15 I am unsure what to conclude from the starkly different impressions that the two documents convey. Ideally there would be an opportunity to question the authors of the two reviews in order to elicit their views. I suspect that the answers may be found in the

different approaches to data recording and presentation of heat-mapping analysis. Nonetheless, I would say that the ability to drill down as closely as possible to defined locations is essential in all types of CI analysis so that one can be sure that policies are appropriate and justified and not overly-generalised.

4.16 It is also important to point out that neither of the data reviews maps the location of recorded incidents against the location of licensed premises in the Borough. This reduces the ability to conclude with confidence that the patrons of licensed premises licensed by the Borough are causing the problems so recorded. Here the limits of statistical analysis in the absence of observational research to validate data patterns, becomes apparent.

4.17 External sources of analysis from 2017 are also available on-line in the work conducted by Carolyn A. Sharpe, a Policy Officer in the Department of Primary Care and Public Health, School of Public Health, Imperial College London. Sharpe conducted 'evaluation' of the implementation of Southwark's Three Cumulative Impact Zones. In a series of reports and academic journal articles she reports some interesting and surprising findings, notably that:

'CIZ success is not about limiting outlet density, it is the objection and negotiation process that is key' ('Key Message Slide 24).²

and:

'The study findings suggest that if CIZs form an effective approach to supply-side control, they do not necessarily restrict the number of licensed venues in numerical terms. We speculate that applicants may 'raise their game' and request conditions and hours more consistent with local policy'.³

² Sharpe et al., (2017) Evaluating Southwark's Three Cumulative Impact Zones. Southwark's Joint Strategic Needs Assessment (JSNA). Southwark Council: London.

³ Paragraph entitled 'What the study adds' (pg. e266) in Sharpe et., al. 'Controlling alcohol availability through local policy: an observational study to evaluate Cumulative Impact Zones in a London borough' *Journal of Public Health*, 40:3, September 2018, Pages e260-e268, <https://doi.org/10.1093/pubmed/fox167>

4.18 The Sharpe et al. Joint Strategic Needs Assessment (JSNA) shows a cluster of licensed premises in the Borough and Bankside CIA, but is silent as to the underlying justifications for the CIA, ie. there is no analysis (or summary) of crime, disorder, nuisance, or public safety impacts data and the patterning of such data over time so as to meet the statutory objectives of a Cumulative Impact Policy. The analysis focuses on 'policy outcomes' in terms of the numbers and types of licensing applications received and granted in the CIA. The research approaches the issues from a 'Public Health' perspective. It therefore measures the 'successes' of the CIA policies, not in terms of their statutory purposes, but rather in changing the nature of applications, driving up operating standards and improving the diversity of the evening and night-time economy (whilst not suppressing the numbers of new investments and new openings). There is no analysis of the successes or failures of the Policy in terms of the Licensing Objectives – notably on reducing negative *cumulative* impacts on the Licensing Objectives in the Borough.

4.19 These distinctions are important as they raise questions as to Southwark Council's approach. Whilst it is laudable - indeed essential – to drive up standards of operation in licensed premises whenever possible (and these high standards may help improve public health, as well as supporting the Licensing Objectives), I am not sure that the UK Home Office intended CIAs to be the appropriate tool for this purpose; the purpose of CIAs, as generally applied, is to respond to firm evidence of *negative cumulative impacts in clearly defined localities*.

4.20 The Revised Guidance issued in April 2018 by the Home Office under Section 182 Guidance of the Licensing Act 2003 devotes six pages (pp. 109-115) to the procedures for measuring and responding to 'The cumulative impact of a concentration of licensed premises' within Statements of Licensing Policy.

4.21 Under the heading 'Steps to publishing a cumulative impact assessment'. Para 14.34 of the Guidance states that Licensing Authorities should: '*Subject to the outcome of the consultation, include and publish details of the CIA, including the evidence in support of the assessment and the particular kinds of premises the assessment relates to.*'

Then at Para 14.43:

'As noted above, CIAs may apply to the impact of a concentration of any licensed premises, including those licensed for the sale of alcohol on or off the premises, and premises licensed to provide late-night refreshment. When establishing its evidence base for publishing a CIA, licensing authorities should be considering the contribution to cumulative impact made by different types of premises within its area, in order to determine the appropriateness of including different types of licensed premises within the CIA.'

Directly following these sections, the HO Guidance goes on to list other available mechanisms for controlling cumulative impact.

4.22 In considering the Home Office's intentions as outlined above I would question if Southwark Council have been sufficiently transparent in publishing their CIA assessment evidence, whether they have demonstrated consideration of the impacts of different types of licensed premises, or have implemented more appropriate regulatory mechanisms for raising standards of operations in licensed premises which do not automatically impose 'presumptions to deny' applications across large swathes of geographical area.

4.22 I suspect, judging from the material I was able to locate from 2017, that boundaries of a CIA justified by the evidence of *CI* might be drawn quite tightly around Borough Market in order to present a proportionate policy response to the available evidence of Cumulative Impact. I believe that such a measured approach is to be preferred (because the purpose of CIAs *is* to limit outlet densities – at least for premises of certain locally-defined 'types') and that the Home Office Guidance suggests (because this is a stringent control measure)

that CIA boundaries be justified by the evidence and not liberally applied to include large areas.

5. Addressing the Representations

5.1 Given the points raised above, it seems to me that there is a strong likelihood that the Borough Yards Development is going to have fewer negative impacts on the Licensing Objectives than the site in its previous guise. It also seems apparent - given a lack of firm and convincing evidence to the contrary – that any negative impacts that may occur will be specific to the operations at Borough Yards, rather than forming part of a broader ecology of intensive *cumulative* impacts in the locality.

5.2 It therefore appears that the most appropriate course of action for addressing the points raised in the Licensing Authority, Environmental Protection Team and Interested Party Representations would be to agree Conditions to be attached to the Restaurant and Bar applications so as to provide additional (and enforceable) community protections and enshrine 'best practice'.

5.3 A suitable list of Conditions would address issues such as Door Supervision, premises' capacity limits, the management of 'winding down' periods and patron dispersal, transport assistance for patrons, the control of noise, glass collection and waste disposal, CCTV coverage and image sharing, the use of outdoor spaces and last entry times. I believe that the Applicants, following advice from an expert acoustician and a former senior Police Officer are drawing up a suitable list of Conditions that address the relevant issues in detail.

6. The effects of the COVID-19 Pandemic

6.1 The Southwark Licensing Policy Statement is silent as to the fact that footfall is not currently at pre-March 2020 levels and that the continuing health risks and fluidity of the pandemic, including restrictions on international travel, the emergence of new disease variants, the undermining of consumer confidence and changes in social perceptions and habits, together with the possible rapid re-imposition of controls, create a high degree of uncertainty as to when, if ever, pre-pandemic footfalls will return. These concerns are raised in the detailed analysis of ARUP, Gerald Eve and the LSE in their report 'The Economic Future of the Central Activities Zone (CAZ)' published in January 2021 as Phase 1 of a major programme of evidence collection and trend monitoring commissioned by the GLA.

6.2 An alternative position – which is supported by more recent evidence of catastrophic reductions in business activity and footfall – is for the Policy to adopt a more flexible and pro-active position, one that aims in 2021 to support the rapid re-generation of the key entertainment, hospitality and creative and cultural sectors that have suffered a relatively more extreme retrenchment as a result of the pandemic.

6.3 This is not to suggest that, in response to the pandemic, the Licensing Authority should, as a matter of course relax the parameters of the Licensing Objectives they are required to pursue under the Licensing Act 2003, i.e. prevention of crime and disorder; promotion of public safety; prevention of public nuisance and protection of children from harm. The suggestion is that Southwark could take a more flexible position which reflects the pressure that licensed premises are under, the drop-off in footfalls and spending that are being experienced and the ways that drop-offs in both will also be driving down the 'pressures of use' and associated negative impacts recorded in previous years. Clearly, areas such as Borough Market have a very long history of intensive use, however these are unprecedented times and pre-pandemic consumer confidence and footfalls are unlikely to return for some time, whilst

hospitality appears to be 'at the front of the queue' in terms of the imposition of lockdown measures.

6.4 Crime and disorder patterns in nightlife, as well as other aspects such as noise nuisance, are shaped by the 'routine activities' of crowds, the intensity of use within urban spaces and the competition for (sometimes) scarce resources such as safe transport, shelter and food late at night. Whilst there is certainly some pent-up demand for entertainment as lockdown measures ease, projections for Central London, such as those produced by ARUP, Gerald Eve and the LSE (for the GLA) suggest a gradual recovery in visitor footfall and much uncertainty as to when and if, pre-pandemic levels will return.

6.5 Of course, supporting continued investment in struggling industries, whilst laudable, is not a 'Licensing Objective'. However, I believe that supporting and sustaining the diversification of night-time offers certainly is in pursuit of the Licensing Objectives and is worthy of serious consideration in the current context. Lower densities of activity in Borough and Bankside, will I believe, be accompanied, for the foreseeable future by measurably reduced numbers in the data sets used by Southwark to assess cumulative impact, in comparison with pre-pandemic levels.

6.6 I would recommend that the Licensing Authority seek to measure and evaluate these data trends from current lockdown easing forwards for the next two to three years in order to demonstrate the proportionality and appropriateness of their Licensing Policies in a revised Cumulative Impact Assessment exercise.

7. Conclusions

7.1 The applicant is proposing reduced operating hours and a move away from drink-led offers and 02:00 closing hours in a landmark, refurbished development site that has a long-established 'footprint' within the fabric of Southwark at night.

The location in question appears, from the Council's own (2017) data analysis, to fall outside of the core area where recorded crimes of alcohol-related violence and LAS call-outs occur.

7.2 The proposed operations do not constitute the type of 'bar' or 'nightclub' operations that CIA Policies are typically concerned to control, but rather a cluster of smaller capacity 'units' that are, for the most part 'food-led' and therefore quite appropriately licensed as 'Restaurants'. The proposals are not for late-night drinking, or clubbing venues.

7.3 This element of diversification, combined with the well-planned dispersal, transport and noise management Conditions that the applicant offers suggest that the Licensing Policy may justifiably be interpreted with flexibility in this case. I do not believe that the Borough Yard proposals are of threat to the Licensing Objectives, indeed they are likely to reduce the impacts on the neighbouring environment in comparison with the previous operations of a large-scale events venue on this site, especially given the current downturns in footfall and consumer confidence that are being felt across Central London.

7.4 In relation to the effects of the COVID-19 pandemic on tourism and visitor activity, I would suggest that a more tentative and flexible approach is now required to navigate a changed environment, whilst the on-going effects of the pandemic on the hospitality industry within the Borough are monitored.

7.5 Many concerns in relation to the Licensing Objectives will be addressed by the closing times of the licensed premises within the development; the times proposed will go a long way in defining the audience. Younger audiences and 'clubbers' will not be attracted to premises with a closing time of midnight.

7.6 It is notable that the Metropolitan Police Service has not made a Representation, nor will the licensed premises within Borough Yards fall within the Southwark Late-Night Levy (LNL) scheme. LNL legislation is itself based upon the known patterning of negative outcomes, whereby notable threats to the Licensing Objectives occur when licensed premises trade beyond midnight.

Under the LNL those premises trading into the early hours of the morning are required to make additional financial contributions to the policing and safety management of the public realm, thereby helping protect their patrons and local communities. The scheme has not been deemed relevant to premises closing at, or before, midnight.

7.7 The new outlets within Borough Yards will increase the food offer in comparison with what has gone before. It is notable that the City of Westminster, for example, have long exempted food-led businesses from their Cumulative Impact Policies, where such premises close no later than midnight (Fri-Sat) and 23:30 hours through the week. This is because such dining venues have not been associated with negative cumulative impacts on the Licensing Objectives even within the West End (the largest Evening and Night-time Economy in Europe). In Westminster, Restaurants have been recognized as a vital supportive link to the cultural offers of the West End, notably theatre-land.

7.8 Licensed premises operating within the development will be required to meet the minimum standards of a comprehensive Management Plan imposed by the landlords and enforceable through the Conditions placed upon their licences.

7.9 Given the issues raised above and the extent of the well-drafted, enforceable Conditions and Management Plan proposed I have no hesitation in recommending that this Application be approved. The grant of these licence applications is unlikely to negatively effect the cumulative impact in Borough and Bankside and the nature of the venues makes it likely the Borough Yards development will make a positive contribution to the area and to the Licensing Objectives more generally.

8. Declaration

To the best of my knowledge and experience all matters relevant to the issues on which my expert evidence is offered have been included in this report. I believe that the facts I have stated in this report are honest and true and that the opinions I have expressed are correct to the best of my judgement. The fee for this report is not conditional upon the outcome of the licensing application in any way whatsoever.



P.M. Hadfield

Director www.philhadfield.co.uk

Advisory Board, Centre for Criminal Justice Studies, School of Law,
University of Leeds

25 May 2021

9. The Author: Professional Biography

Dr. Phil Hadfield is a Social Scientist and Director of www.philhadfield.co.uk an Independent Research Consultancy based in Leeds. Phil's work addresses research / data needs, problem-solving and cost v benefit analysis for clients in urban cultural planning, place management, community safety, public health and regulatory matters, with special reference to Evening and Night-time Economies (ENTE's).

Phil has a background in academia and Research Council / NGO-funded projects. He holds (or has held) Advisory Board / Steering Group roles at the University of Leeds, London School of Hygiene & Tropical Medicine, the Institute of Alcohol Studies and the City of Bordeaux. He is on the International Editorial Board of the journal *Contemporary Drug Problems*.

Phil has advised many Licensing Authorities, notably the City of Westminster, Camden, Hackney, Liverpool, and the City of London on their licensing policies, together with contributions to the City of Sydney, 'Open Sydney' research Programme and three EC-funded Pan-European Research Programmes.

He is the author or co-author of some of the leading (highest citation) books and research articles on the ENTE. Through his work as an Expert Witness, Phil has considerable practical experience of evidence-gathering and decision-making processes within a UK licensing framework.

Key recent projects:

The London Night-Time Data Observatory

In 2020 Phil worked in collaboration with Arcola Research LLP and the Greater London Authority (GLA) to develop a data-monitoring tool, producing outputs that can inform the future of nightlife policy across the Capital. COVID-19 Resilience is one of the six Dashboard Indicators of the Observatory that will be

used to monitor the 'health' of London's ENTE. The first iteration of the London Night-Time Observatory has been launched here: <https://data.london.gov.uk/night-time-observatory/>

INDEPENDENT EXPERT REPORT
FOR LONDON BOROUGH OF SOUTHWARK'S
LICENSING SUB-COMMITTEE

"BOROUGH YARD"

1 BANK END, LONDON. SE1 9BU

By Andrew Bamber

Dated: 20th May 2021

Executive Summary

The applicant clearly understands the 4 licensing objectives, their responsibilities and the importance and sensitivities of the Council's Borough and Bankside cumulative impact zone.

The police and the prominent board of Better Bankside have made no representations in respect of the applications for licences even though the development is within the Borough and Bankside cumulative impact zone.

In developing their strategies to operate at this location the applicants have clearly demonstrated a desire and willingness to work in partnership with the licensing authority, the police, and local community groups and residents.

They have engaged independent experts to risk assess the operating environment and developed effective noise and dispersal strategies to fit with the overall operating schedules.

The views and guidance of the Borough's Principal Licensing officer and Environmental Health team, as set out in their representations, have been developed and actioned.

Overall, the licensed units in the development will be heavily skewed towards high quality food-led premises rather than alcohol-led ones. The number of bars has been reduced to 3 bars (including the hybrid restaurant/bar Vinoteca in unit 207). There will be 11 restaurants. This includes unit 230 that will now be a restaurant so that the potential for groups standing and drinking in Bank End has been removed.

While the shadow licence for Vinopolis permits the sale of alcohol and late-night refreshment until 01.00 (with opening until 02:00) the new applications reflect the guidance of the Principal Licensing Officer in that the terminal hour should be 00.00.

The operating schedule, which comprises a comprehensive suite of documents, identifies the environmental factors of operating at this location and the sensitivities of addressing local concerns and the need for good and responsive communication. The applicant appears to be highly professional, experienced and responsive to community concerns and needs.

The schedule sets out how the 4 licensing objectives are at the centre of operations for the site and include.

- How staff will be trained.
- How the site will be managed.
- How the site's security arrangements operate over a 24-hr period
- How the 24hr security dovetails with the door security working at the licensed venues.
- The use of CCTV and ANPR.
- Age verification policies and challenge 25.
- The recommended operating times.
- An effective dispersal strategy, a noise management strategy, and litter strategy.
- That partnership working with the Council, Police, the community, and other interested parties is a key activity.

Paragraphs 194 and 195 of the Council's Statement of Licensing Policy highlight concerns and expectations about such applications. It is clear from the operating schedule and the work and commitment of the applicant that these will be well run licensed premises, overseen by the applicant landlord, that will make a valuable and positive contribution to the local community through the local economy, tourism, and cultural development.

The applicant has engaged a range of experts to risk assess and understand the environment and the potential sources of crime and disorder and to mitigate for them so that the operation of the licences does not have a negative environmental impact.

Based upon my previous experience I am of the opinion that the granting of the licences in their revised form will not adversely impact upon the environment or negatively impact upon the 4 licensing objectives and the cumulative impact area.

1. Introduction

2. I have been asked by Marcus Lavell of Keystone Law to risk assess an application for 14 premises licences, in line with the requirements Southwark Council's Statement of Licensing policy (para 195), at a new development known as Borough Yards, 1 Bank End, SE1 9BU.
3. The new development sits inside the railway arches within the perimeter of Stoney Street, Clink Street, Bank End, and Park Street.
4. The retail development comprises of 55 units and the licence applications relate to 11 restaurants and 3 bars (including the restaurant/bar hybrid unit 207).
5. There is a shadow licence (866700) in place, whose footprint covers 47 of the new units which comprise of 2 bars (including the hybrid unit 207) and 8 restaurants. The shadow licence permits
 - Opening hours 08.00 – 02.00
 - Late night refreshment 23.00 – 01.00
 - Off sales 08.00 – 01.00
 - On sales 08.00 -01.00

6. My assessment is completely independent of my instructing solicitor and the owners and the managers of the venue whom I have never met. I have no personal involvement with any business or resident in the area.
7. I am able to evaluate the operational environment based upon my considerable experience and qualifications. I can view the environment through several perspectives and make objective interpretations.
8. I have attached my personal summary at appendix (1). In brief I have been
 - A licensing observation officer,
 - A divisional licensing Inspector on a busy and challenging London Borough,
 - The operations manager for the central London Clubs and Vice unit,
 - A Detective Chief Inspector managing divisional crime investigations,
 - A senior investigating Officer,
 - A Borough Commander responsible for developing and delivering local policing plans that include the night-time economy challenges,
 - As an Assistant Director, for 10 years, on a semi-inner London Borough I was responsible for the Safer Communities portfolio that included the development and delivery of the Partnership Community Safety Strategy. I was directly responsible for the Licensing function and the night-time economy, problem solving local crime and ASB hotspots, and the development and management of Licensing policies.
9. I acknowledge that as an expert witness my primary duty is to the Court and Licensing Sub-Committee. All facts identified in this report are true to the best of my knowledge and experience. They were either witnessed or experienced by me personally or relayed to me in good faith and appear to be credible and reliable.

10. The opinions I have expressed within in this report are honestly held and correct to the best of my judgement and belief. My fee for preparing this report is not conditional on the opinions I have stated within or the eventual outcome of the case.

11. Prior to my assessment I was provided with;
 - A copy of the existing Premises Licences.
 - The new applications
 - Plans of the proposed venues.
 - The Borough Yards presentation.
 - The Borough Yards Operational Management Plan.
 - Dispersal Strategy.
 - Noise Strategy.
 - Transport Strategy.
 - Representations from Southwark licensing Unit and Environmental Health officer.
 - Public representations.

12. I have also read
 - The Southwark Statement of licensing policy.
 - The New Southwark Plan.
 - Better Bankside literature
 - Safer Neighbourhood website.
 - Appendix A Cumulative Impact Policy Review 2017.
 - Cumulative Impact Area Alcohol Licensing Review. A review of crime and anti-social behaviour FY18/19.
 - The Shadow Licence.
 - Borough and Bankside Social Regeneration Draft Charter.

13. **Area visit**

14. I am very familiar with the area known as Borough and Bankside having managed a number of projects in the area and as a regular visitor to the area to shop and socialise.
15. Notwithstanding that, I visited the area on the 29th of April 2021 to walk the area and look at the new development.
16. The development sits under and around the area of railway arches that supports a busy rail connection between the City (Cannon Street Station). Trains run regularly to and from the City to commuter stations in south east London, the Medway Towns, Ashford International, Canterbury, Dover, Ramsgate, and other south coast locations. Outside the lockdown period the rail traffic is considerable and with it the obvious associated noise levels from early morning to late in the evening.
17. During my visit the entire area was exceptionally quiet due to the current Covid19 restrictions. It was not at all like a normal day prior to the first lockdown that commenced in March 2020.
18. The area is one of London's main tourist 'must visit' areas and outside of the current Covid19 restriction period many hundreds of tourists visit the area daily. Over the years there has been significant redevelopment, especially around London Bridge, that has attracted many new businesses to the area and the resulting increase in people commuting to the area for work.
19. It is a Thames side area with significant heritage as highlighted in Southwark Council's New Southwark Plan.
20. The south bank walk from Westminster Bridge to Tower Bridge is particularly interesting for visitors to London and those that live in London. The Borough and Bankside attractions, west to east, commence with the OXO Tower and take in The

Tate Modern building, the Botanical Garden, Shakespeare's Globe theatre, The Clink Prison Museum, the Golden Hind, and spectacular views of London from the riverbank. Close to the riverside walk there is Southwark Cathedral and the world renown Borough Market that operates 7 days a week. There are also hidden historical sites such as the 12th Century Winchester Palace.

21. In addition to walking along the length of the Southbank visitors and workers can cross the Thames to and from the North Bank. The Millennium footbridge and Tower Bridge are also attractions. The Millennium Bridge links the area in front of the Tate Modern on Bankside with the north bank with St Pauls Cathedral just a short walk away. Tower Bridge a short distance down river from Bankside links the area around City Hall and the maritime attraction HMS Belfast with the Tower of London on the north bank.
22. This area of the south bank also advertises Bankside Beach where I watched numerous beachcombers walk the foreshore, some with metal detectors, looking for items of interest.
23. It is also the location of Bankside Pier where the river buses pick up and drop off passengers who are either commuting or visiting the area.
24. Many of the attractions in this area are in or near narrow roads, walkways and passages that thousands of visitors a year congregate in and pass through. Many buy food and drink from local convenience stores and Borough Market and stand and sit by the river drinking and eating through the day and into the evening.
25. There are a number of small public houses that cater for the business and tourist trade, the restricted capacity often means that significant numbers of people gather outside these venues in the street talking and drinking.

26. The New Southwark Plan highlights that (Appendix 2):
27. *Bankside and The Borough are at the heart of the commercial and cultural life of the capital where centuries old buildings intermingle with modern architecture.*
28. *That it is a globally significant central London business district, home to international headquarters and local enterprise. The local economy is notable for its diversity, including employers in the arts, culture, specialist retail, small businesses and entertainment, particularly along the River Thames.*
29. *That the area is characterised by the medieval and Victorian street layout linking commercial areas to residential neighbourhoods and interspersed with interesting spaces and excellent public realm that enthruses people to use the entire area.*
30. *That it is an area of great archaeological interest containing nationally significant sites and scheduled monuments of Roman, medieval and post-medieval date.*
31. *It is a transport hub with Blackfriars rail and tube stations, Borough tube station, Elephant and Castle and London Bridge stations nearby, many buses, river transport and cycling routes making all the area accessible from both within and outside London.*
32. The development of Borough Yards on its own will not, in my view, be the driver that will attract many thousands of people to the area as has been suggested in some of the representations.
33. The riverside walk, the transport infrastructure, the views, the links to the north bank, the attractions, and the heritage of the area are already the catalyst for the many thousands of people that walk around and gather in Bankside. Southwark council wish to, *“Continue to consolidate Bankside and The Borough as part of central London; an international destination for business headquarters, small*

businesses, tourism and transportation that is entwined with historic communities with local services, open spaces and excellent transport links”.

34. The streets are narrow for pedestrians and cyclists and the creation of a shopping and dining experience in the Victorian railway arches that was previously a closed area is most likely to assist in thinning out the considerable number of visitors that are drawn to the area. This benefits the licensing objectives because it helps to avoid congestion and pinch points.
35. **Crime data**
36. The Metropolitan Police have not made a representation regarding these applications and consequently there is no crime data produced by them.
37. The absence of any representation and data from the police is a clear indication that they have no concerns in relation to the 4 licensing objectives and the cumulative impact of these proposals.
38. In the absence of any police data, I have accessed the Police UK website and the Metropolitan Police crime data sets that are published online. In addition, I reviewed the Safer Neighbourhood website for Borough and Bankside along with the data produced for the Cumulative Impact Policy reviews 2017 and 2019.
39. The data analysis does not include the Covid19 lockdown periods. I looked at the 12 months prior to March 2020 on the Police UK website. On the Metropolitan website I looked at the same 1-year data set and the 3 year trend up to the beginning of the Covid19 restrictions.

40. Whilst it is recognised that not all crime is counted on these sites and the categories often pull together an assortment of crimes, the data that is presented on them does give an insight into the issues that affect areas.
41. The 2 data sets do not record crimes in exactly the same way and the Metropolitan Police do not record incidents of anti-social behaviour. However, it is possible to look at both data sets to get a general picture of the area. In both cases I have grouped the theft offences into one crime band.
- 42. Police UK website**
43. The website clearly states that not all crime is recorded but the data set is sufficient to analyse areas where crime is being committed. The site also records anti-social behaviour and public disorder, offences that are often linked to alcohol consumption.
44. In addition, the site also provides reasonably accurate street data around Bank End, Clink Street, Park Street, Stoney Street, and Winchester Walk.
45. Violence, Anti-social behaviour and public disorder is not the most prevalent crime in the area. In fact, it is quite a small element of the crime totals for Borough and Bankside.
46. The most prevalent crime is the theft category. Of all crime recorded in the 12 months prior to the Covid19 restrictions theft offences accounted for 70% (372 offences) of the total crime. Violence accounted for only 2% (12 offences). Anti-social behaviour accounted for 17% (92 offences)
47. The street-based data tend to indicate that the main hotspots on the ward are where Southwark Street meets Borough High Street, and around Borough Market.
- 48. Metropolitan Police data**

49. The data provided by the Metropolitan Police does not allow street-based analysis. It only provides crime counts for the whole ward.
50. In this case it is useful to compare the crime trend across the whole ward as provided by the Metropolitan Police against the street-based crime trends available on the Police UK website that relate to the area around Borough Yards.
51. The 3-year trend data for the whole ward (2017 to 2020) taken from the Metropolitan Police website supports the Police UK data by highlighting that theft offences are by far the most prevalent crime in this area over the 3-year period. (See appendix 3)
52. In the 3-year period theft offences in this area accounted for 69% (6756 offences) of total crime. Violence accounted for 13% (1233 offences).
53. The trend is replicated in the Metropolitan Police data for the one-year period 2019-20. Theft offences accounted for 72% (2718 offences) and violence accounted for 12% (446 offences).
54. A small number of public order offences were recorded but the actual figures were not available on the website.
55. **Safer neighbourhood website.**
56. The safer neighbourhood website provides advice that is solely centred on preventing theft offences such as thefts at ATM's, pickpocketing, theft of mobile phones and other belongings.
57. There is no mention of alcohol related crime.
58. **Cumulative Impact Zone data**

59. When assessing this data, it is important to note that the boundaries of Borough and Bankside cumulative impact zone do not align with the ward boundaries of Borough and Bankside.
60. The cumulative impact area called Borough and Bankside is larger than the ward of the same name. The area includes the west side of the ward known as London Bridge and West Bermondsey. The impact of this inclusion means that the crime figures that relate to the London Bridge rail terminal and the night-time economy that sits around it when presented as the Borough and Bankside CIZ, may be viewed as being part of the specific geographical area known as Borough and Bankside, which is not the case.
61. The hotspots on the Police UK website and the data produced for the Cumulative Impact Assessment both identify that the London Bridge rail terminal and the surrounding streets are a very significant hot spot for theft, violence, and anti-social behaviour. The other hotspot appears to be around the junction with Southwark Street and Borough High Street. This area is adjacent to an entrance into the London Underground.
62. It is particularly difficult to assess how much of the alcohol related crime that is associated with the London Bridge rail terminal and the London Underground is directly linked to the night-time economy in Southwark.
63. The peak hours for the offences have been identified as 23.00 through to 00.00 which coincides with the last trains departing London Bridge. The rail terminal serves the south east of London and south east England and many of the people using the rail system at the end of an evening will have been out across many parts of London enjoying the night life and consuming alcohol. Therefore, the catalyst for crimes reported in this area may not be directly linked to Southwark's night-time economy but the wider night-time economy across London.

64. The data relating to the east side of the cumulative impact area that includes London Bridge station is in stark contrast to the west side of the area around Bank End.
65. The residents and interested parties all cite the licensing objective relating to crime and disorder linked to alcohol in Bankside as one of the key themes in their representations.
66. The crime profile and crime prevention advice for the Borough and Bankside ward tend to fit with areas that are visited by large numbers of people, especially visitors to London and specifically to London's iconic locations where theft is the predominate crime.
67. This area of the South Bank has excellent transport links by rail and river, iconic locations such as Southwark cathedral, Borough Market, Clink Prison Museum, the Tate Modern etc. and a riverside walk that weaves through narrow historic streets with excellent views of London.
68. In addition, the significant redevelopment underway in Southwark is attracting new and exciting business opportunities. (See Better Bankside literature)
69. This mix inevitably attracts large numbers of people who wish to work and visit the area and with it the criminal element that prey on unsuspecting visitors to the area.
70. **Representations**
71. I note that there are no representations from two significant partners in Borough and Bankside.

72. The Metropolitan Police have not raised any concerns in respect of the cumulative impact of these applications and the effect on the 4 licensing objectives. The police are the primary source of expert evidence to the Council in relation to the likely impact of these licence applications on the crime and disorder objective. The fact that following consultation the police do not object to the grant of these applications is highly significant.
73. Better Bankside, the Business Improvement District body that has many prominent Borough and Bankside individuals on the board, have not objected to the applications.
74. I have been provided with 32 representations made by local residents, businesses, and other interested parties, along with the representations from the Principal Licensing Officer for Southwark Council and Environmental Health.
75. Twenty-one (21) of the resident objections appear to be a cut and paste of an original objection and are submitted under different names.
76. For ease I have broken down the resident and interested party concerns into the specific areas of concern and they are represented in the following grid.
77. Not all the representations object to the opening of the development.
78. Some representations are generally supportive of the development but have a single concern over the closing hours of the restaurants and bars. These representations seek to pull back the closing time from 1am (as originally applied for) to midnight.
79. In addition to the closing time issue the other areas of concern are.

- That the development is designed as a mega drinking establishment to serve thousands of drinkers.
- Too many licences.
- Cumulative impact of the development.
- Outdoor terraces.
- Delivery vehicles.
- Opening hours.
- Noise/nuisance.
- Crime/Public disorder.
- Outdoor drinking.

80. Licensing unit representation

81. There are 16 representations, one for each of the venues (now reduced to 14). The documents reflect 2 types of representation, one for the bars and one for the restaurants.

82. The main areas covered by the officer are.

- That the operating schedule does not address the presumption to refuse the applications in a cumulative impact area.
- The terminal hour.
- The need to provide accommodation limits for the venues.
- To provide a written dispersal policy.
- To provide a copy of the Operational management Plan.

83. Operating Schedule

84. The operating schedule is a combination of several documents. The proposed licensing conditions for the venues, along with the site's Operations Management Plan, (incorporating the site's dispersal strategy, noise strategy, and transport strategy).

85. I am aware that the Applicant has engaged experts to ensure that noise and customer numbers are appropriate to enable the Applicant's management, and tenants managing the units do so with sensitivity to the local environment, the Licensing Objectives, and the Southwark cumulative impact area known as Borough and Bankside CIZ.
86. On reading the documentation it is very clear that the Applicant is acutely aware of the Licensing Objectives and its responsibilities. The Applicant has amended the applications to ensure that the closing times fit within the Statement of Licensing Policy in relation to hours with a terminal hour of midnight. This is a noteworthy reduction on the hours permitted by the shadow licence.
87. In addition, the proposal to have five (5) bars has been reduced to three (3) including the hybrid restaurant/wine bar unit 207.
88. The development has not been built as a mega drinking establishment as described in one representation. It is a retail area built within the confines of railway arches under a very busy South East England rail route.
89. The retail development comprises of 55 units. 40 units or 72% of the area is set aside for general shopping while 11 restaurant units represent 20% of the units and the 3 bar units comprise 5% of the arched area. There is also an unlicensed "Gallery" unit.
90. **Operational Management Plan**
91. The draft Operations Management Plan highlights that the complex will house commercial offices, food and beverage outlets, retail, a cinema, and cultural space.
92. The document sets out a range of operational areas designed to manage the whole area. Specific to the licensing applications the document sets out the opening hours of

the estate and indicates that more substantial strategies will be added once they have been received.

93. That there will be an on-site management team with a manager who, besides managing the estate will develop strong community links, ensure compliance and safety, and develop strong lines of communication with neighbours and community groups.
94. The site wide servicing and management strategy commits to managing its commercial operation in a way that seeks to minimise its environmental impact on the surround areas and protect the safety of onsite staff, local residents and stakeholders.
95. **Crime prevention**
96. Crime prevention will be a key performance measurement for the management team. There is a recognition that people's behaviour is critical to their success. There will be an active 24-hour security presence and there is a clear recognition that working in partnership is a key driver for crime reduction. To that end the management team will ensure that there is good communication and co-ordination with the British Transport Police, the Metropolitan Police and PCSO's. The security will also be able to help with the peaceful dispersal of customers from the area after they have left the units. The 3 bar units will, in addition, be required to provide a minimum level of SIA security officer provision.
97. There is also a clear commitment to listen to and deal with issues that are raised by local residents.
98. **CCTV**

99. The CCTV system has been designed to ensure that all external and internal realm within Borough Yards is covered and it will be supported by a 24-hour security presence.
100. The CCTV system will include:
- A mixture of fully functional (PTZ) and fixed cameras to get the fullest and most flexible coverage.
 - High quality, low-light ability.
 - Digital recording and ability to recover and play back high quality images.
 - Archiving facility and storage.
 - Ability to playback recordings
101. In addition to the site coverage the site office, the cinema, gallery, retail and Food & Beverage occupiers will also operate their own CCTV systems specific to their own operations.
102. The security teams and management will be linked by personal radios.
- 103. Dispersal**
104. The dispersal section clearly sets out the areas of responsibility and how individual businesses have a responsibility for customer behaviour in their respective units. It includes how units will link in with the on-site security and the Borough Yard CCTV system.
105. At the end of the evening units would implement a soft closure for the final 30 minutes of an evening, so that when customers leave, they will disperse more quickly. This would include:
- Turning lights up,
 - Turning music down,

- Reminding customers that we have a residential area nearby and they must be quiet as they leave,
 - Ensuring that customers know the quickest route off site and to buses / taxis.
106. After closure managers / door supervisors will remain on site until all customers have been cleared from the premises and dispersed from the surroundings, making sure they are safely and quietly on their way. Customers must not take drinks with them.
107. Bar and restaurant managers must ensure that any rubbish / spillages outside their units are removed before leaving site.
108. The estate CCTV Control will monitor bars and restaurants as they close.
109. **Banning notices**
110. The estate management will introduce banning notices to assist businesses if they encounter any disruptive behaviour by customers. Once banned, customers are generally banned for up to 6 months for the following reasons:
- Theft,
 - Drunk and disorderly or drug use,
 - Fighting,
 - Spitting,
 - Loitering,
 - General unruly conduct,
 - Anti-social behaviour.
111. **ANPR**
112. There is an intention to install an automatic number plate reader system at the delivery points. Part of the purpose is to monitor the dwell times of vehicles

delivering and picking up from the site. The management and use of a system in this way will eliminate unnecessary noise nuisance at the delivery points.

113. Licensed premises conditions

114. There are 3 sets of conditions in line with the 4 licensing objectives, one for the restaurants, one for the bars and one for the hybrid restaurant/wine-bar. The restaurants are entitled to small holding bars for waiting diners but otherwise ensure that all alcohol is sold ancillary to food. The other conditions are essentially the same save that the Bars must have SIA door staff deployed on the busier nights of the week on Thursdays, Fridays, and Saturdays from 21.00 until 30 minutes after the closure of the bar. There is the requirement to risk assess for additional staff at other times.
115. Conditions for the Bars set out the CCTV standard requirements, the training of staff and record keeping, the prevention of noise nuisance through the use of noise limiters and the requirement for sufficient ventilation to ensure doors and windows remain closed.
116. There will be clearly legible notices displayed at all exits and a dedicated telephone number for the Designated Premises Supervisor or the sites duty manager for any potential complaints.
117. There will be agreed and designated smoking areas away from residential premises. The external table areas for dining and drinking will not be used after 22.00. Notices to the effect will be clearly displayed so that they can be seen and read by customers.
118. Off sales to be taken away from any premises, will be in sealed containers and notices displayed to discourage drinking in the vicinity of the site. There will be age verification for online sales and drivers trained in age restriction policies.

119. A dispersal policy to be agreed with the police and local authority as described in the operation manual.
120. The staff training programme includes the licensing objectives, safeguarding and age verification. The training will be recorded and made available to responsible officers upon request.
121. Challenge 25 is part of the age verification policy with photographic identification being required. The policy includes signage at each venue explaining Challenge 25 and its requirements. There will be a refusals register maintained at each location.
122. **Dispersal Policy, Transport Strategy, and Noise Management Strategy.**
123. The above three documents have been incorporated into the Operations Management Plan.
124. The noise risk assessment has been developed by an expert acoustician, Big Sky Acoustics and the strategy has been designed to combine the resources available to both Borough Yards' Site Management Team, and the Licensed Unit Operators.
125. Dispersal Strategy
126. The Dispersal Policy states that it has been produced to assist in the promotion of the licensing objectives, with particular regard to:
 - The Prevention of Crime and Disorder; and
 - The Prevention of Public Nuisance; and
 - Public Safety.
127. It sets out a winding down process at the end of the evening with members of staff being allocated to their "Dispersal Roles" over a 30-minute period to prepare for dispersal and the display of customer notices.

128. The role and training of SIA staff is also incorporated into the document along with the management of taxis and customers using that mode of transport.
129. The conduct of customers and staff managing the dispersal has been recognised as a key issue. The strategy highlights that the utmost importance will be placed on the investigation of any complaints of noise nuisance or antisocial behaviour linked to Borough Yards or the Licensed Premises.
130. Management will build and maintain links with local residents including hosting meetings at the site, where neighbours will be able to raise any issues directly with the management. This will be supported through the creation of a WhatsApp (or similar) group that will facilitate instantaneous real-time communication between residents, “on the ground” staff and senior management.
131. Staff will be trained on how to manage customers, conduct themselves and to identify areas that may be particularly sensitive to noise nuisance.
- 132. Noise Management Strategy**
133. The strategy acknowledges that there are a number of residential properties in the area around the complex and the need to manage all noise from Borough Yards so not to disturb people resting and sleeping in their homes.
134. Despite there being other licensed premises in the area where people gather outside drinking and causing noise, the management intend rigorously control their site so that any noise patrons make is kept to a minimum. The comprehensive approach to managing the environment dovetails with the noise strategy with the dispersal strategy.

135. The following points have been identified as critical success factors.:

- Ensure that noise emanating from Borough Yards will not cause a nuisance at any nearby residential properties.
- Doors and windows to Licensed Units will be kept closed except for access and egress after 22:00hrs.
- The streets outside will be monitored throughout all hours of operation.
- Noisy behaviour will not be tolerated. Any patrons found to be making excessive noise or any noise that may cause a nuisance to our neighbours will be required to leave the area and excluded from the Borough Yards site.
- Licensed Premises units will endeavour to ensure no queues form outside of their premises. Groups that arrive at the same time and cannot be accommodated inside the venue will be monitored in an identified location and brought inside as soon as possible.
- Patrons leaving Licensed Premises units temporarily to smoke, after 10pm, will be directed to the designated and managed smoking area.
- No regulated entertainment will take place outside.
- Deliveries to Licensed Premises will only take place between agreed times.
- Glass recycling will take place inside the Licenced Premises. No empty bottles are to be tipped or thrown into outside storage receptacles between agreed times.
- Waste will be correctly packaged so that refuse can be removed quickly and efficiently.
- Any glass or bottles in the immediate vicinity of Borough Yards will be cleared and then safely disposed of, whether emanating from the Borough Yards site or not.
- The area will be kept clean and attractive for guests, tenants and neighbours. Detritus outside that may have nothing to do with the site will be cleaned up.
- Management will respond quickly to the needs of neighbours.

136. **Conclusion**

137. The Applicant clearly understands the 4 Licensing Objectives, their responsibilities and the importance of the boroughs cumulative impact zone.
138. The police and the prominent board of Better Bankside have made no representations in respect of the applications for licences even though the development is within the Borough and Bankside cumulative impact zone.
139. In developing their strategies to operate at this location the applicants have clearly demonstrated a desire and willingness to work in partnership with the licensing authority, the police, and local community groups and residents.
140. They have engaged independent experts to risk assess the operating environment and developed effective noise and dispersal strategies.
141. The concerns of local residents have been clearly expressed in the representations and as a former Borough Commander and local authority Assistant Director for Safer Communities I fully understand them.
142. This particular area is one of London's iconic locations and consequently it attracts many thousands of visitors a year to the riverside walk and into the narrow street to visit the historic attractions and enjoy the views from the riverbank. The Boroughs regeneration programme is also attracting many new businesses and with it a growth in business employees.
143. These visitors and workers, especially in the summer months, purchase food and drink from local convenience stores and congregate along the riverside or sit and stand outside the few licensed premises. The creation of Borough Yards will quite possibly thin the crowds from the narrow streets and attract people away from the narrow streets where they congregate outside licensed premises.

144. I note that the views and guidance of the Borough's Principal Licensing officer, as set out in her representation, have been developed and actioned. The number of bars has been reduced. This includes unit 230 that will now be a restaurant so that the potential for groups standing and drinking in Bank End has been removed.
145. While the shadow licence permits the sale of alcohol and late-night refreshment until 01.00 the new applications reflect the guidance of the Principal Licensing Officer in that the terminal hour should be 00.00.
146. The operating schedule, which comprises a comprehensive suite of documents, identifies the environmental factors of operating at this location and the sensitivities of addressing local concerns and the need for good and responsive communication.
147. The schedule sets out how the 4 licensing objectives are at the centre of operations for the site and include.
- How staff will be trained.
 - How the site will be managed.
 - How the sites security arrangements operate over a 24-hr period
 - How the 24hr security dovetails with the door security working at the licensed venues.
 - The use of CCTV and ANPR
 - Age verification policies and challenge 25.
 - The recommended operating times.
 - An effective dispersal strategy, a noise management strategy, and litter strategy.
 - That partnership working with the Council, Police, the community, and other interested parties is a key activity.

148. Paragraphs 194 and 195 of the Council's Statement of Licensing Policy highlight concerns and expectations about such applications. It is clear from the operating schedule and the work and commitment of the applicant that these will be well run licensed premises that will make a valuable and positive contribution to the local community through the local economy, tourism, and cultural development.
149. The applicants have engaged a range of experts to risk assess and understand the environment and the potential sources of crime and disorder and to mitigate for them so that the operation of the licences do not have a negative environmental impact.
150. Based upon my previous experience I am of the opinion that the granting of the licences in their revised form will not adversely impact upon the environment or negatively impact upon the 4 licensing objectives. The proposed licensed units are likely, in combination, to have less of a potential impact than the activities that are able to take place under the existing licence previously used for Vinopolis. In my opinion, the grant of these licences in their amended form with a midnight terminal hour are unlikely to negatively impact the licensing objectives in the Borough and Bankside cumulative impact zone.



Borough Yards Development incorporating former Vinopolis premises
1 Bank End, London SE1 9BU
Noise Impact Assessment

Prepared by: Richard Vivian, Big Sky Acoustics Ltd
On behalf of: MB Bermondsey (Guernsey) Ltd
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Executive summary

This is an assessment of the impact of noise from the proposed fourteen units where licensable activities could take place in the Borough Yards Development at Bank End.

Borough Yards is a multi-function development incorporating offices, a substantial retail element, galleries, coffee shops, cafés, bars and restaurants. It is not a single drink-led premises and it appeals to a wide range of customers of all ages, including local residents, corporate users, families and visitors to the area.

The site includes the former Vinopolis premises that operated large alcohol-led events and tours, and the premises licence permitted (in principle) a nightclub-style of operation for a capacity of 1250 persons until 02:00hrs. It is of note that Vinopolis occupied an area for licensable activities of 6367m², whereas the new applications require a total 3594m² which is a 44% reduction in licensable activity area.

Unlike a single premises such as a music venue, theatre, or sports arena where staged events have a defined finish time and there is a capacity crowd, the nature of these multiple smaller units, that are predominantly food-led, is that visitors numbers will peak at lunch and dinner times then, at the end of the evening, patrons drift away departing in small numbers and not *en masse*. It is very unlikely all the units will be operating to their full capacity at the same time.

A set of suggested licence conditions, tailored to the two classifications of use, bar and restaurant, have been proposed by the applicant. A dispersal policy has been prepared and this will evolve as the site evolves so that it forms a comprehensive and detailed operational document to manage noise and dispersal at the end of the evening covering the whole development. The area is well served by public transport to aid dispersal.

This application seeks to regularise licensing to the planning consent already granted with a terminal hour of midnight. The normal commercial operation of these multiple smaller units will not adversely impact on the licensing objectives, or have a negative impact on the surrounding area, as activity is contained within the development site and operational policies will be in place to ensure any noise generating activity is minimised, and dispersal from the site is gradual and managed.

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1.0 Qualifications and experience

- 1.1 My name is Richard Vivian. I am the founder and director of Big Sky Acoustics Ltd. Big Sky Acoustics is an independent acoustic consultancy that is engaged by local authorities, private companies, public companies, residents' groups and individuals to provide advice on the assessment and control of noise.
- 1.2 I have a Bachelor of Engineering Degree with Honours from Kingston University, I am a Member of the Institution of Engineering & Technology, the Institute of Acoustics, the Audio Engineering Society and the Institute of Licensing.
- 1.3 I have thirty years of experience in the acoustics industry and have been involved in acoustic measurement and assessment throughout my career. My professional experience has included the assessment of noise in connection with planning, licensing and environmental protection relating to sites throughout the UK. I have given expert evidence in the courts, in licensing hearings, in planning hearings and inquiries on many occasions.

2.0 Introduction

- 2.1 Big Sky Acoustics Ltd was instructed by Marcus Lavell of Keystone Law Limited, acting on behalf of MB Bermondsey (Guernsey) Ltd, to carry out an assessment of the impact of noise from the proposed licensable activities at the Borough Yards development.
- 2.2 This report was prepared following detailed discussions with the client team. I have carried out noise measurement surveys and observations in the immediate vicinity (pre-Covid19) and am familiar with the area, and the former Vinopolis operation.
- 2.3 A glossary of acoustical terms used in this report is provided in Appendix A.
- 2.4 All sound pressure levels in this report are given in dB re: 20µPa.

3.0 Site and surrounding area

- 3.1 The location of the site is shown in Appendix B and is located within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area. The application site is also within the cumulative impact area (CIA) for Borough and Bankside.
- 3.2 The original planning permission for the Borough Yards project was granted under planning application 15/AP/3066, and then varied under 19/AP/1649. This permission included a midnight terminal hour as a planning condition.
- 3.3 The current proposal, to operate fourteen smaller licensed units which are principally food-led (with eleven restaurants, two bars and one hybrid bar/restaurant unit "Vinoteca") to only midnight is an effective reduction in

licensable activity and impact when compared with the larger, and later, alcohol-led Vinopolis premises that historically operated at this location.

- 3.4 It is important when assessing the impact of noise from a licensable activity in an area that the concept of *additional* noise associated with the new activity is taken into account. The incremental change to noise levels caused by the normal operation of eleven individual restaurants and three bars which replace the established noise and activity of a single 1250 capacity 02:00hrs premises is, on balance, likely to result in a net reduction of noise, and noise nuisance, in the area.
- 3.5 It is also a consideration that a bona-fide commercial premises can reduce street drinkers, rough sleeping, crime and litter as the commercial operation seeks to eliminate this type of activity from the immediate area outside the premises for the benefit and safety of their own patrons and employees. This is achieved through good lighting, CCTV coverage, litter removal and a presence of professional personnel who will be able to observe and record all activity in the immediate area.



Figure 1: Site layout with former Vinopolis site outlined in black

4.0 Criteria

Licensing Act 2003

- 4.1 The Licensing Act 2003 requires Southwark Council, in its role as Licensing Authority, to carry out its various licensing functions so as to promote the following four licensing objectives:

- The prevention of crime and disorder
 - Public safety
 - The prevent of public nuisance
 - The protection of children from harm
- 4.2 Each objective is of equal importance. It is important to note that there are no other licensing objectives, therefore these four are of paramount importance at all times. The Licensing Authority must base its decisions, in relation to determining applications and attaching any conditions to licences, on the promotion of these licensing objectives.
- 4.3 The Licensing Act 2003 further requires this Licensing Authority to publish a Statement of Licensing Policy (SLP) that sets out the policies the Licensing Authority will apply to promote the licensing objectives when making decisions on applications made under the Act. The current SLP took effect on 1 January 2021.
- 4.4 When it comes to the evaluation of noise under the Licensing Act an understanding of the concept of *public nuisance* is essential. Public nuisance is not narrowly defined in the 2003 Act and retains its broad common law meaning. It may include, in appropriate circumstances, the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises.
- 4.5 Once those involved in making licensing decisions are satisfied of the existence of a public nuisance, or its potential to exist, the question is how to address it. Home Office Guidance¹ is useful in this regard and explains that in the context of noise nuisance conditions might be a simple measure such as ensuring that doors and windows are kept closed after a particular time, or persons are not permitted in garden areas of the premises after a certain time, noting that conditions in relation to live or recorded music may not be enforceable in circumstances where the entertainment activity itself is not licensable.
- 4.6 The guidance is clear that any conditions appropriate to promote the prevention of public nuisance should be tailored to the type, nature and characteristics of the specific premises and its licensable activities. Licensing authorities should avoid inappropriate or disproportionate measures that could deter events that are valuable to the community.
- 4.7 The guidance also states that any appropriate conditions should normally focus on the most sensitive periods. For example, the most sensitive period for people being disturbed by unreasonably loud music is at night and into the early morning when residents in adjacent properties may be attempting to go to sleep or are sleeping. (This is why there is still a need for a licence for performances of live music between 11 pm and 8 am even though it is deregulated at other times).

¹ Revised Guidance issued under section 182 of the Licensing Act 2003, April 2018

- 4.8 As with all conditions, those relating to noise nuisance may not be appropriate in circumstances where provisions in other legislation adequately protects those living in the area of the premises.
- 4.9 There is an existing premises licence (866700) for the 6367m² Vinopolis site. It permits opening hours of 08:00-02:00 seven days a week and both on and off sales until 01:00hrs.

Other relevant legislation

- 4.10 In addition to the protection afforded under planning controls, and the Licensing Act 2003, members of the public are protected from noise that is a nuisance.
- 4.11 The Environmental Protection Act 1990 part III deals with statutory nuisance which includes noise. This Act allows steps to be taken to investigate any complaints which may then result in the issuing of an abatement notice and a subsequent prosecution of any breach of the notice. A statutory nuisance is a material interference that is prejudicial to health or a nuisance.
- 4.12 The Clean Neighbourhoods and Environment Act 2005 deals with many of the problems affecting the quality of the local environment and provides local authorities with powers to tackle poor environmental quality and anti-social behaviour in relation to litter, graffiti, waste and noise. A fixed penalty notice can be issued when noise exceeds the permitted level at night as prescribed under the Noise Act 1996 as amended by the Clean Neighbourhoods and Environment Act 2005. The permitted noise level using A-weighted decibels (the unit environmental noise is usually measured in) is 34dBA if the underlying level of noise is no more than 24dBA, or 10dBA above the underlying level of noise if this is more than 24dBA.

British Standard 8233

- 4.13 BS8233:2014 states that for steady external noise sources, it is desirable that the internal ambient noise level in dwellings does not exceed the guideline values in the table shown below.

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living room	35 dB L _{Aeq,16hour}	-
Dining	Dining room/area	40 dB L _{Aeq,16hour}	-
Sleeping (daytime resting)	Bedroom	35 dB L _{Aeq,16hour}	30dB L _{Aeq,8hour}

Figure 2: Indoor ambient noise levels for dwellings (from BS8233 Table 4)

- 4.14 Annex G of BS8233 informs that windows, and any trickle ventilators, are normally the weakest part of a brick and block façade. Insulating glass units have a sound insulation of approximately 33 dB R_w and, assuming suitable sound attenuating

trickle ventilators are used, the resulting internal noise level ought to be determined by the windows. If partially open windows are relied upon for background ventilation, the insulation would be reduced to approximately 15 dB.

Operational objectives

- 4.15 The applicant is keen to promote good relationships with all commercial and residential neighbours. Therefore, in addition to all statutory obligations, it is a primary operational objective that noise from the normal commercial operation of the fourteen units does not have a detrimental impact on the neighbourhood.
- 4.16 Operational procedures have been prepared and will evolve as the site evolves. A dispersal strategy and noise management plan are included in the Operations Management Plan (current version at the time of writing was Version 9.0 dated June 2021). The dispersal and noise management procedures will be regularly reviewed and updated.

5.0 Balancing planning and licensing noise conditions

- 5.1 The guidance issued under Section 182 of the Licensing Act 2003 is clear in its general principles (Para 1.16) that "*[licence conditions] should not duplicate other statutory requirements or other duties or responsibilities placed on the employer by other legislation*". Therefore if the objective of the prevention of public nuisance is satisfactorily upheld because there already exist tests of nuisance through The Environmental Protection Act 1990; The Noise Act 1996; and The Clean Neighbourhoods and Environment Act 2005, then additional conditions on a premises licence that merely duplicates these statutory requirements should not be necessary according to Home Office guidance.
- 5.2 Similarly planning guidance has, for a long time, stated that additional planning conditions which duplicate the effect of other legislation should not be imposed, and current planning practice guidance is clear that conditions requiring compliance with other regulatory requirements will not meet the test of necessity and may not be relevant to planning. It is a relevant consideration that the application site has been granted planning permission for the uses that now also require approval under the licensing regime.
- 5.3 The pragmatic approach to specifying relevant requirements for noise control conditions is that the more general noise criteria relating to the principle of use of the site are applied under the planning regime and more specific requirements relating to licensable activities such as hours of operation, the requirement for controls on regulated entertainment, or the need for a dispersal policy, are more effectively implemented and enforced through the licensing process.

6.0 The existing noise climate

- 6.1 The noise climate has been documented for the original planning application. Multiple environmental noise surveys were carried out by Equus Partnership at the site and can be found on the planning file for Application Ref: 15/AP/3066. Noise levels were found to be dominated by train movements on the railway viaduct which runs through the middle of the site.
- 6.2 Potential noise break-out from the development was considered during the planning consultation and concluded that noise break-out from the proposed retail and cultural uses should not have any significant adverse impacts on existing adjoining dwellings or commercial units in the vicinity of the site.
- 6.3 It was noted that there would be an increase in the number of workers and visitors as a result of the new retail units, offices and cultural offer. However it was found that it is unlikely that there would be any demonstrable harm caused to residential amenities from their comings and goings because of the site's location in a busy central London environment noting that the food and drink units would be subject to individual lease agreements to prevent noise nuisance to the residential neighbours. (See Appendix C, extract of noise comments from Development Management Report dated 12th July 2016).
- 6.4 It was considered in the report to the planning committee that *"the proposal was acceptable in relation to the noise impacts, subject to the attachment of conditions for opening hours, service hours and noise limits for plant and machinery"* (Appendix C, paragraph 135).
- 6.5 I am aware that an ongoing planning application seeks to increase the percentage split between retail and hospitality units and note that the incremental change in footfall at this location would result in no change to average noise levels.

7.0 Predicted noise of patrons leaving the site

- 7.1 The lowest background noise levels measured during the Equus surveys² at the application site were $L_{A90,15min} = 56dB$.
- 7.2 Having established the existing noise climate it is helpful to compare this existing noise with the predicted noise of a group of patrons in an area outside the premises.
- 7.3 In order to assist in the understanding of actual noise levels produced by people outdoors it is important to understand the effects of the noise source (i.e. people talking) and how that noise level increases as the number of people talking increases.

² See report ref EPL4310 time history graph A1, 27.02-15-02.03.15.

- 7.4 Referring to relevant international standards³ for human speech sound level, and also data held in our own library, normal conversation is typically in the range of 54-60dBA when measured at 1 metre.
- 7.5 In assessing for a worst-case condition then I have considered a larger than expected group of 20 people are talking outside one of the licensed premises as they leave at the end of the evening.
- 7.6 In normal conversation no more than 50% of them would be talking (there will be at least one listener for each talker). If we now consider people to be talking at the upper end of the normal speaking range, and look at a worst case scenario of half of the people talking concurrently at 60dBA, then in order to calculate the total noise level we logarithmically sum 10 sources of 60dB as follows:

$$\Sigma = 10 \log \left(n \times 10^{\left(\frac{60}{10} \right)} \right)$$

where n is the number of people talking

- 7.7 The formula above gives a value for total sound pressure level for a group of 20 people to be 70dBA⁴.
- 7.8 It is important to remember that this is a worst-case value, when 50% of the people are talking simultaneously and loudly. In reality general lulls in the conversation, smoking, or conversations where there are more than one listener to each talker mean that less than 50% of an average group will be talking simultaneously. I have also observed that groups walking in close proximity to each other will splinter into smaller groups of two, and talk with more hushed voices than static groups of people spread out, for example, in a pub beer garden seated around a large table and surrounded by other talkers.
- 7.9 Sound is attenuated in air and this effect is noticeable as the listener moves away from the source. In a free field for every doubling of distance from a noise source the sound pressure level L_p will be reduced by 6 decibels.

$$\begin{aligned} L_{p2} - L_{p1} &= 10 \log (R_2 / R_1)^2 \\ &= 20 \log (R_2 / R_1) \end{aligned}$$

where

L_{p1} = sound pressure level at location 1 (dB)

L_{p2} = sound pressure level at location 2 (dB)

R_1 = distance from source to location 1

R_2 = distance from source to location 2

A "free field" is defined as a flat surface without obstructions.

³ ISO 9921:2003 Ergonomics - Assessment of speech communication, Annex A, Table A1 shows the vocal effort of a male speaker and related A-weighted speech level (dB re 20 μ Pa) at 1 m in front of the mouth. The table indicates that relaxed vocal effort is 54dB, and normal vocal effort is 60dB.

⁴ Alternative calculation method according to Growcott, D (Consideration of Patron Noise from Entertainment Venues, Australian Association of Acoustical Consultants Guideline, Australia, 2009) using $L_{Aeq} = 21 * \log(N) + 43$ gives 70.3dBA and therefore shows very close correlation

- 7.10 In calculating distance attenuation, the noise of people talking is assumed to be a number of discrete point sources so if the noise source is 70dBA at 1 metre then at 2 metres it is attenuated to 64dBA, at 4 metres 58dBA, and so on.
- 7.11 Attenuation due to distance means that a separation distance of 5 metres renders the sound of 20 people talking in normal conversation to be below the background noise level of 56dB L_{A90} and this typically equates to being subjectively inaudible. A further attenuation of the noise source is achieved by the insertion of any physical barrier that obscures direct line-of-sight from the receptor position to the source position.
- 7.12 Inside a residential property all external noise sources are attenuated by the glazing, by the distance from the noise source to the window, and by any physical obstruction of clear line of sight to the noise source. Furthermore the average person may wish to protect themselves from the sound of traffic and other activity in the city and so may choose to sleep away from windows on a façade to a busy public area, or with their windows closed.
- 7.13 New residential developments in the area will be required to take into account the existing noise climate, including the impact of rail noise as observed in the original planning surveys, and will therefore have to provide suitable internal noise levels for normal living. This is typically achieved with modern glazing and ventilation systems.

8.0 Recommendations for noise control - remedial works

- 8.1 This is a development of purpose built/fitted-out units that have been constructed to comply with the comprehensive planning consent for the development. The planning committee considered if there would be demonstrable harm to residential amenities and concluded that the proposal was acceptable in relation to the noise impacts, subject to the attachment of conditions in relation to opening hours, service hours and noise limits for plant and machinery.
- 8.2 In reviewing the site plan and construction details for this licensing application I have not identified any additional requirements, above those required for planning compliance, for sound insulation, acoustic separation, acoustic barriers, or lobby doors in order to address the public nuisance licensing objective.
- 8.3 In my opinion additional measures are not required to promote the prevention of public nuisance: in the restaurant units an atmosphere conducive to relaxed dining will be promoted and so any music will be low-level background music allowing diners to talk. In the bar units where there may be higher levels of music playback a condition has been volunteered to set a limiter on each sound system. The limiter will be specifically set not to cause a nuisance to residents with the entrance door closed, or open, and therefore there is no requirement for any form of acoustic lobby door system in addition to the limiter.

9.0 Recommendations for noise control - operational

- 9.1 Premises licence conditions have been proposed for the bar and restaurant licences and these include robust noise conditions.
- 9.2 A dispersal strategy and noise management plan are included in the Operations Management Plan. The dispersal and noise management procedures will be regularly reviewed and updated.

10.0 Recommendations for noise control - sound system

- 10.1 It is expected that the bars and restaurants will have permanently installed background music systems. (It is also noted that most retail outlets will have similar sound systems, with some fashion stores operating quite substantial sound systems at high levels).
- 10.2 The restaurants will operate low power background music systems to allow diners to relax and speak at normal conversational levels. If bars operate at levels above background music then it is recommended that a limiter is fitted to the bar sound system.
- 10.3 All sound equipment should be periodically checked to ensure that the maximum operating level does not cause a nuisance at the nearest noise sensitive property. Assessment should be carried out, wherever possible, from the nearest noise sensitive property itself at a time when ambient noise is at its lowest (but within normal operating hours of the premises).

11.0 Conclusions

- 11.1 Big Sky Acoustics Ltd was instructed by Marcus Lavell of Keystone Law Limited, acting on behalf of MB Bermondsey (Guernsey) Ltd, to carry out an assessment of the impact of noise from the proposed licensable activities at the Borough Yards Development.
- 11.2 The principle of use has already been scrutinised by Southwark Council in its role as Local Planning Authority and found to be acceptable in relation to the noise impacts subject to the attachment of conditions for opening hours, service hours and noise limits for plant and machinery. In terms of operating hours this application seeks to regularise licensing to the planning consent already granted.
- 11.3 The application site includes the former Vinopolis premises that historically operated large events and tours, and the premises licence permitted a nightclub-style of operation for a capacity of 1250 persons.
- 11.4 It is of note that Vinopolis occupied an area for licensable activities of 6367m², whereas the new applications require a total 3594m² which is a 44% reduction in licensable activity area.

- 11.5 It is my professional opinion that the total impact of these fourteen separately styled units represents a significantly different, and lesser, impact than the operation of a single unit covering a larger area and operating to later hours.
- 11.6 The normal commercial operation of eleven restaurants, two bars, and one bar/restaurant within the development will not adversely impact on the licensing objectives, or have a negative impact on the surrounding area, as activities will be controlled within each unit by good operating practice and appropriate premises licence conditions. Additional development-wide policies will also assist in mitigating noise nuisance, for example through the use of security officers. Dispersal will be very gradual and this managed dispersal of patrons would not increase average noise levels in the area and therefore it is highly unlikely to result in a public nuisance or add to the cumulative impact in Borough or Bankside.

Richard Vivian BEng(Hons) MIET MIOA MAES MIOL
Principal Acoustic Consultant, Big Sky Acoustics Ltd

Appendix A - Terminology

Sound Pressure Level and the decibel (dB)

A sound wave is a small fluctuation of atmospheric pressure. The human ear responds to these variations in pressure, producing the sensation of hearing. The ear can detect a very wide range of pressure variations. In order to cope with this wide range of pressure variations, a logarithmic scale is used to convert the values into manageable numbers. Although it might seem unusual to use a logarithmic scale to measure a physical phenomenon, it has been found that human hearing also responds to sound in an approximately logarithmic fashion. The dB (decibel) is the logarithmic unit used to describe sound (or noise) levels. The usual range of sound pressure levels is from 0 dB (threshold of hearing) to 140 dB (threshold of pain).

Frequency and Hertz (Hz)

As well as the loudness of a sound, the frequency content of a sound is also very important. Frequency is a measure of the rate of fluctuation of a sound wave. The unit used is cycles per second, or hertz (Hz). Sometimes large frequency values are written as kilohertz (kHz), where 1 kHz = 1000 Hz. Young people with normal hearing can hear frequencies in the range 20 Hz to 20,000 Hz. However, the upper frequency limit gradually reduces as a person gets older.

A-weighting

The ear does not respond equally to sound at all frequencies. It is less sensitive to sound at low and very high frequencies, compared with the frequencies in between. Therefore, when measuring a sound made up of different frequencies, it is often useful to 'weight' each frequency appropriately, so that the measurement correlates better with what a person would actually hear. This is usually achieved by using an electronic filter called the 'A' weighting, which is built into sound level meters. Noise levels measured using the 'A' weighting are denoted dBA. A change of 3dBA is the minimum perceptible under normal everyday conditions, and a change of 10dBA corresponds roughly to doubling or halving the loudness of sound.

C-weighting

The C-weighting curve has a broader spectrum than the A-weighting curve and includes low frequencies (bass) so it can be a more useful indicator of changes to bass levels in amplified music systems.

Noise Indices

When a noise level is constant and does not fluctuate over time, it can be described adequately by measuring the dB level. However, when the noise level varies with time, the measured dB level will vary as well. In this case it is therefore not possible to represent the noise level with a simple dB value. In order to describe noise where the level is continuously varying, a number of other indices are used. The indices used in this report are described below.

- L_{eq}** The equivalent continuous sound pressure level which is normally used to measure intermittent noise. It is defined as the equivalent steady noise level that would contain the same acoustic energy as the varying noise. Because the averaging process used is logarithmic the L_{eq} is dominated by the higher noise levels measured.
- L_{Aeq}** The A-weighted equivalent continuous sound pressure level. This is increasingly being used as the preferred parameter for all forms of environmental noise.
- L_{Ceq}** The C-weighted equivalent continuous sound pressure level includes low frequencies and is used for assessment of amplified music systems.
- L_{Amax}** is the maximum A-weighted sound pressure level during the monitoring period. If fast-weighted it is averaged over 125 ms, and if slow-weighted it is averaged over 1 second. Fast weighted measurements are therefore higher for typical time-varying sources than slow-weighted measurements.
- L_{A90}** is the A-weighted sound pressure level exceeded for 90% of the time period. The L_{A90} is used as a measure of background noise.

Example noise levels:

Source/Activity	Indicative noise level dBA
Threshold of pain	140
Police siren at 1m	130
Chainsaw at 1m	110
Live music	96-108
Symphony orchestra, 3m	102
Nightclub	94-104
Lawnmower	90
Heavy traffic	82
Vacuum cleaner	75
Ordinary conversation	60
Car at 40 mph at 100m	55
Rural ambient	35
Quiet bedroom	30
Watch ticking	20

Appendix B - Site layout



Appendix C - Extract from Development Management Report

Application 15/AP/3066 for Full Planning Permission Report date: 12 July 2016 from Director of Planning

Noise

132. An environmental noise survey was undertaken to determine the existing noise levels affecting the site. Noise levels were found to be dominated by train movements on the railway viaduct with runs through the middle of the site. This noise intrusion can be controlled by the use of thermal glazing and appropriate sound insulation. A vibration survey was also carried out, the results of which confirm that despite the site's proximity to an existing railway viaduct, it is not subject to significant levels of vibration. Conditions would be imposed in relation to noise levels from plant.
133. Potential noise break-out from the development has also been considered, which concludes that noise break out from the proposed retail and cultural uses should not have any significant adverse impacts on existing adjoining dwellings or commercial units in the vicinity of the site. It is noted that there would be an increase in the number of workers and visitors as a result of the new retail units, offices and cultural offer. However it is unlikely that there would be any demonstrable harm caused to residential amenities from their comings and goings because of the site's location in a busy central London environment. The food and drink units would be subject to individual lease agreements to prevent noise nuisance to the residential neighbours. Conditions are recommended in relation to hours of operation of these units which should further ensure the protection of their amenities. It is recommended that an appropriate closing time for the food and drink units and cultural units would be midnight, balancing the proximities to residential occupiers, current hours of other users, and the historic (longer) opening hours of Vinopolis.
134. The development would result in a large number of service vehicle movements, including deliveries and refuse collection. As discussed in paragraph 142 below, servicing and deliveries would be limited to 07:00 to 10:00 hours on Mondays to Saturdays and 08:00 to 10:00, which should help to reduce the impact upon neighbouring amenities. Conditions are also recommended to ensure appropriate noise limits for plant and machinery.
135. It is therefore considered that the proposal is acceptable in relation to the noise impacts, subject to the attachment of conditions in relation to opening hours, service hours and noise limits for plant and machinery.



Borough Yards Tenants Handbook

DRAFT

Note: this is an evolving document. The latest update date is shown in the header. Please check you have the latest version.



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1. Introduction

1.1. Landlord – MARK

MARK, previously Meyer Bergman, is a privately held specialist real estate investment management firm headquartered in London, England with a highly experienced, entrepreneurial team dedicated to the acquisition and active management of retail anchored assets throughout Europe.

The Landlord's primary objective is value creation through the active development, repositioning and asset management of under-utilised or undermanaged retail assets including shopping centres and high street shops in downtown and out-of-town locations, as well as corporate opportunities with a significant retail angle.

Crucial to this is the focus on relationships with customers; a partnership approach with retailers and stakeholders that is both professional and productive.

For further information, please visit www.thisismark.com

1.2. Your Managing Agents – Savills UK Ltd

Our Property and Asset Management team aim is to ensure that we establish good occupier relationships in order to create, manage and sustain an attractive environment for our occupiers under management to occupy and trade successfully from.

1.3. Borough Yards

Borough Yards is a unique and exciting mixed use retail and leisure and office scheme within the railway arches adjacent to Borough Market in Southwark, comprising of a cinema, retail units, restaurants, and 2 office blocks totalling 141,383 sq. ft. NIA.

1.4. Operating Hours

Borough Yards is an open outdoor scheme which operates seven days a week and is open to the public from 6 am until 30 minutes after the last occupier closes (to be finalised).

- Core retail hours are 10 am – 8pm Monday to Saturday
- Core retail hours are 11am – 5pm Sundays and Bank Holidays
 - (please see: <https://www.gov.uk/trading-hours-for-retailers-the-law>) for more detail
- Core restaurant hours are 12pm – 12 midnight – Monday to Saturday
- Core restaurant hours are 12pm – 11pm – Sundays and Banks Holidays
 - Note: from 10pm onwards there must be no outside dining and
 - units with bi-fold doors must also close these by 10pm (*bi-fold door timings under review*)
 - Please note there must be strictly **no trading between midnight and 8am on any day (11pm and 8am on Sundays)** – this also applies to Cinema & Gallery spaces
- Restaurants may open from 8am for Breakfast.



Any request to trade outside of these hours and must be agreed with Estate Management.

From time to time changes may be required to opening hours which will be discussed with all occupiers in advance.

Please note: the gates to Park Street, Dirty Lane and Stonecutters Lane close at 10pm and customers should be directed out onto Stoney Street after this time.

For special licensed premises alterations please also see [Section 8.1](#)

1.5. Your Contacts

Savills Management Team comprises of:

Name	Role	Tel. No	Email Address
TBC	Mobilisation Lead	LL Mob	TBC
Emma Spendlove	Management Surveyor	LL Mob	TBC
Kate Miller	Estate Manager	TBC	TBC
TBC	Security Contacts	TBC	TBC
Helpdesk	Out of hours	TBC	TBC

The Estate team will co-ordinate quarterly occupier meetings to provide an update on the running of the scheme. Occupiers are encouraged to participate in these meetings and raise any matters to be discussed.

A monthly newsletter will be produced and issued to all occupiers. Any items within the newsletter will be discussed within the quarterly occupier meetings.

1.6. Postal address

Each unit has its own number and the postcodes vary around the scheme:

Stoney Street SE1 9AD/ Dirty Lane: SE1 9PA / Stonecutters Lane SE1 9RZ / Park Street SE1 9EQ / Bank End SE1 9FJ / Clink Street SE1 9SQ

Deliveries typically arrive at the Stoney Street entrance **SE1 9AD**.

1.7. Communications

The links below will be used to market Borough Yards, to promote the scheme, occupiers and marketing initiatives. The management team encourage all occupiers to promote these and engage with the marketing strategy.

Borough Yards Website:

www.boroughyards.com



Borough Yards Twitter: @BoroughYards
 Borough Yards Facebook: Borough Yards
 Borough Yards Instagram: Borough Yards
 Borough Yards TikTok: BoroughYards

Relevant information is emailed regularly to all tenants and a member of our Centre Management team visits units on a regular basis to update on any changes.

1.8 Staff Benefits for Borough Yards

These are still being developed but the Estate Management is keen to work with each new occupier to see if discounts can be offered to staff working in the scheme.

You may wish to join the Better Bankside Buzz scheme which promotes discounts to visitors:
<https://betterbankside.co.uk/what-we-do/buzz-card/>

1.9 Staff Induction / Training

All stores should be run professionally in accordance with good business practice. All staff should be well trained, knowledgeable and enthusiastic. There should always be an adequate number of staff to provide excellent customer service at all times during trading hours.

The Borough Yards induction is mandatory for everyone working on site. You will be issued with the induction process by our Estate Management team. Please go through this with every new employee and get them to sign to confirm that they have been inducted.

1.10 Rules and Regulations for Borough Yards

Appendix 1 – lists all sites rules that are applicable to both occupiers and visitors. Please ensure you are familiar with these rules and help us apply them across Borough Yards. You may specifically wish to give the below consideration:

- No nuisance, no loud music / no playing of instruments (except by permission)
- Music from retail / food and beverage units to be controlled for volume and time
- Prohibited items include knives, air horns, flag poles, banners, darts, needles, fireworks, smoke/gas canisters, tools, bottles, glasses, alcohol and laser pens or any article that the Management think may cause harm to others
- Dogs are allowed in the scheme. You may wish to add a sign to you unit if your business does not allow dogs.
- No soliciting, distribution of pamphlets / papers etc (except by permission)
- For those tenants whose units face directly onto Stoney Street, they are prohibited for serving patrons outside.
- The tenants are not to allow any use of outdoor seating after 10pm.
- Units with bi-fold doors must close these by 10pm (*under review*)
- For those tenants whose units face directly onto Bank End, those units are only to be utilised for alfresco dining that must cease at 10pm. There will be standing up drinking in this location.



- No drinking of alcohol outside the designated areas associated with retail tenancies, and subject to any drinking in designated areas permitted under licensing arrangements. Food and Beverage offers to be subject to controls for late night operation.
- No rubbish to be left by retailers or tenants or obstruction left anywhere
- No vehicular movement except under strict control and permission of the Centre Management team
- No access is to be given to customers to any back-of-house areas

2. Occupier Areas and Common Parts

Your responsibilities as an Occupier are set out in your lease. This legally binding document will set out the obligations of both Occupier and Landlord and the areas over which these responsibilities extend.

The common parts are the Landlord's responsibility to maintain for the shared benefit of all Occupiers in the scheme. The Landlord's costs in doing so are charged to the Occupiers through the service charge.

The demised area is the area that the Occupier has responsibility to maintain.

3. The Services

The Landlord and the Managing Agents aim to provide:

- Prompt and efficient service
- Cost effective solutions
- Total customer satisfaction
- Quality for customers
- Quality of service
- Effective communications

The main point of contact to report any scheme related problems or issues should be the Estate Manager who will contact the Management Surveyor. Security staff will be on site at all times.

The cost of the services is recovered through the service charge. The service charge runs for 12 months and commences **TBC** each year. The managing agents will estimate the costs of the services for the forthcoming year, together with any planned expenditure necessary to maintain the fabric of the scheme and its plant, and produce a service charge budget. The planned expenditure is fairly apportioned between the occupiers on the basis of floor area and recovered through on account payments. This is known as your on-account budget service charge.

At the end of the year, when the actual expenditure is known, the accounts are reconciled, audited and the appropriate balancing debts or credits are issued.



4. Access

The primary point of access and egress for all staff and visitors to individual occupier units is the main entrance to each occupier area.

Access to any other areas or the roof should be agreed in advance with the on-site team and should be carried out in line with the roof safety protocol.

4.1. Visitors

Visitors only requiring access to occupier areas are not required to sign-in, however should access be required outside of occupier demised areas then visitors email or call the the Site Team / Security for permission to be granted on xxxx. If visitors are to undertake any work or need access to restricted areas then please refer to the Contractor section below.

4.2. Staff

There is no staff parking on site.

Staff are encouraged to cycle to work and utilise the cycle bays located within the basement area of the scheme, which can be accessed via an access controlled door to stairs and lifts within the scheme. Borough and London Bridge Stations are located within 0.5 mile (800m) of Borough Yard and staff are also encouraged to use the available bus routes to travel to work.

Access control passes will be issued to staff that require them. If they are lost this must be reported to site security immediately. Passes that are not used for two weeks+ will be blocked. Lost passes can be replaced at a cost of £10.

A Travel Plan has been prepared for the site and will be shared with occupiers. The occupier is to work with the Landlord to encourage the use of sustainable modes of transport other than the car. In the second year of occupation of the scheme a travel survey will be carried out. Occupiers will be required to complete this survey for all staff to look at how people travel to work to understand what percentage of staff travel to work by sustainable modes of transport, to understand how this compares with proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site.

A Skills and Employment Plan has been put in place for Borough Yards for the completed development. The occupiers are to work with the Landlord to encourage sustainable employment opportunities from within the London Borough of Southwark to help facilitate the Skills and Employment Plan. This plan will be shared with occupiers.

4.3. Public Transport

Staff are encouraged to use public modes of transport with Borough and London Bridge Tube stations in close proximity or to use the available bus routes to travel to work.



4.4. Contractors

All contractors must work under a Permit to Work system and, if working outside the Occupier's demise, a Permit for Access. All contractors are to sign in at the management office and obtain a Permit if appropriate. This principle applies to all Contractors including Landlord's Contractors.

Please Note: All works on common areas will be strictly controlled by permit system. This will include the control of all high risk areas. Permits and ID must be shown whenever requested by the site team.

A copy of Borough Yard's' Site Rules must be given to all contractors working on site. A copy of this can be issued by the Site Team and is available in Appendix 1.

Access to the occupier's unit in most cases is from the front of unit. The core retail hours and restaurant hours are:

Core retail hours are 10 am – 8pm Monday to Saturday

Core retail hours are 11am – 5pm Sundays and Bank Holidays

Core restaurant hours are 12pm – 12 midnight – Monday to Saturday

Core restaurant hours are 12pm – 11pm – Sundays and Banks Holidays

Some retailers may open early for breakfast trade and restaurants and leisure uses may open later for evening trade.

Service engineers will be allowed to unload / load tools using the shared surface area known as 'Soap Yard' during the servicing period between 7am and 10am. Outside of these times, no vehicles are permitted onto the shared surface area and engineers will have to find alternative parking to unload tools etc.

Working in Occupier's Unit – During Scheme Operating Hours (10.00 to 24.00)

Minimum information required by the Site team is:

- Name of occupier
- Contractor name
- Contractor contact name and number
- Proposal
- RAMs
- Copies of public liability and employee insurance

This information should be supplied 48 hours (72 hours for work over the weekend) prior to the contractor attending site. Information should be emailed to the Estate Manager at **xxx**. This information can be emailed either by the occupier or the occupier's contractor or representative. If information is supplied the contractor will be allowed access to the shared surface area during the servicing period 7am – 10am to load and unload and will be issued with a day pass for the site.



Working in Occupier's Unit – Outside of Scheme Operating Hours (24.00 to 10.00)

As per normal working hours, except the actual number of contractors who will be on site should be advised.

Emergency Work in Occupier's Units

If an occupier has an emergency that requires work to be undertaken, contractors will be permitted on site without 24 hours' notice. To ensure that the contractor gains access the occupier should:

- Telephone the control room
- Provide the name of the contactor
- Provide a contact name and number for the contractor and the occupier
- Advise the nature of the emergency.

The estate management team will still require the following for work to commence:

- Contractor name
- Contractor contact name and number
- RAMs
- Copies of public liability and employee insurance

Working Outside Occupier's Units

If a occupier requires work to be undertaken to the outside of their demised unit, the occupier will require landlord consent as stipulated within their lease. All works should be notified to both the Site team and to the Managing Agent, via email at least 5 working days before and should include the following information:

- Name of occupier
- Contractor Name, Contact Name and Number
- Proposals
- Programme
- RAM's
- Contractors Insurance - public liability and employee insurance
- Permit to work (if required)

4.5. Deliveries and Post

Occupiers are to arrange their own deliveries. There is no service yard at Borough Yards. All deliveries are to be via a shared surface area on Soap Yard between a fixed servicing period between 7am -10am, Monday to Saturday and 8am-10am on Sundays and Bank Holidays. Each delivery slot will be allocated a maximum of 15 minutes. As part of the site wide delivery and servicing strategy for Borough Yards, each tenant has to meet and collect their deliveries from the shared service area. Borough Yards management team will not take responsibility for deliveries left unattended.

During servicing hours, the bollards at the entrance to the shared surface at Soap Yard will be dropped whilst the delivery vehicles are on site, after which, they will be raised by the security team once the vehicles have left. The site security team will direct vehicles and drivers and occupiers must follow their instructions.



There are 7 loading bays and 1 refuse bay within the shared area showing sufficient space for the delivery vehicle to approach the accesses to the scheme at Soap Yard without blocking the road network behind. The vehicle can then continue into the Yard in a forward gear at no more than 10 mph and park up as identified on the swept path drawings into 1 of the loading areas. The width of the exit from Soap Yard to Park Street 6 metres allowing for vehicles to easily move into and out of the scheme without conflict.

There will be no road markings on Soap Yard as this is a shared surface used by pedestrians and cyclists, but all drivers will be made aware of the arrangements by the on site management team who will oversee deliveries and manage the process accordingly having regard for pedestrians and office workers moving through the scheme. Cyclists will be asked to dismount and walk cycles through the development for safety as part of the on site management regulations. Signage will be located at all entrances to the scheme asking pedestrians and cyclists to be vigilant between 7am – 10am as vehicles are using the shared surface area. The delivery manager and on site security will wear high visibility jackets while monitoring the servicing during this period, so they are easily identified by the public. Furthermore temporary barriers will be put in place when vehicles are turning to keep pedestrians and cyclists safe during the servicing period. These barriers will be stored away outside of servicing hours.

Loading and unloading will be restricted to Soap Yard between 7am and 10am, with large rigid vehicles 8M (7.5 tonne) being the maximum size of delivery vehicle permitted onto the shared service area. Any service vehicles arriving at the scheme which exceed this size will be turned away.

See **Appendix 2** for location of the 7 loading bays and 1 refuse bay on the shared service area.

Vehicles will exit via Park Street back on to the highway network at Southwark Bridge Road. There is no width restriction to the entry of Soap Yard although the modelling has been based upon the dimensions of a **8M rigid vehicle (7.5 tonne)**. The only 10M rigid vehicle permitted onto the shared surface area will be refuse collections vehicles who will collect refuse within the 7am-10am servicing timeframe, booking in to make a collection in the same way as delivery vehicles. Retailers will be made aware of the 8M delivery vehicle size limit.

Other Unit Servicing Access and Egress

Office Deliveries

For the offices, it is expected that some deliveries will be required after 10.00am. As such, servicing activity for the proposed office space will be accommodated on Park Street.

Deliveries are likely to comprise of stationery orders, water and post and courier deliveries and collections in light goods vehicles.

Cinema Deliveries

Deliveries for the cinema are likely to comprise food and drink deliveries. Where possible delivery vehicles to the proposed cinema will undertake servicing from the shared surface area with any unavoidable adhoc deliveries taking place from Park Street.

Occasional deliveries such as couriers etc. for the offices and cinema e.g. cash collection which are not possible within the servicing times will take place on the parking bays on Park Street or double yellow lines on Bank End.



Out of hours deliveries

There will be no deliveries outside core servicing hours other than the Cinema and Office deliveries detailed above.

Emergency Services

The fire brigade watches will be invited before the scheme opens to visit as part of site familiarisation. In the event of an emergency, bollards will be dropped and security will assist unimpeded access onto site.

Vehicle Delays/Missed Slots

If a vehicle is delayed due to traffic or unforeseeable incident within the road network and miss their delivery slot, they must phone the scheme as soon as possible to advise of the missed slot and see if it is possible to reschedule for a later slot that morning. It is anticipated that each 15 minute slot will not be filled to capacity as per the survey data, so should a vehicle arrive late but within the servicing timeframe, delayed vehicles should be able to be accommodated. If a vehicle arrives after 10am, then the vehicle will be turned away and asked to reschedule for the following day. If the goods are perishable and relate to a restaurants ability to trade, then they will be permitted to deliver the goods via the parking bay on Park Street.

Repeated delays/missed deliveries will be taken up with the particular retailer, to speak with their logistics company to ensure this is addressed and prevented going forward.

Delivery booking system and Retailer responsibilities

A delivery booking system will be in place to ensure that each delivery will have a specific time slot and that deliveries are managed according to the capacity of the servicing facilities available. This “booking system” will be managed by provision of a shared calendar or any other on-line programme/system. All expected and scheduled deliveries and servicing are identified, booked and scheduled on line which form a basis for scheduling further deliveries. By implementing this method, it will be ensured that no multiple deliveries occur at the same time.

Logins for the delivery booking system can be created here [xxxx](#)

Deliveries not arriving in accordance with their agreed delivery slot will be turned away and a new appointment made as part of a managed process. This helps ensure that servicing vehicles avoid the network peak and those times associated with the scheme's peak trading periods.

The delivery driver will ring their retailer to announce their arrival and when given the go ahead by onsite Delivery Manager will be allowed onto the shared surface area and met by a member of the retailer's team to unload.

Retailers are encouraged to consolidate deliveries wherever possible such that the numbers of vehicles entering and exiting the servicing area is minimised.

The respective occupiers will oversee all their own deliveries and manage the process having regard to service vehicles and pedestrians who may be walking across the shared surfaces.



Servicing Regulations

Please note a draft Delivery Noise Management Plan in **Appendix 3** as well as the following general regulations will apply to all service deliveries within the scheme:

Servicing within the shared loading bays will be supervised by the occupiers on site management team. Their instructions/directions are to be acted upon immediately.

Any driver refusing to follow site regulations/act on instruction from the on site management team will be asked to leave site immediately. Repeated breaches could lead to the driver or even the delivery company being banned from site.

Under no circumstances are drivers authorised to take a break whilst parked, including rest breaks taken in the cab or vehicle.

Under no circumstances should vehicle engines be left running when vehicles are parked. Vehicles awaiting an appropriate bay must switch off their engines.

Staff will not be permitted to park on the shared surface. Any vehicles parked which are not authorised, are liable to be removed or subject to other enforcement which may involve a penalty charge.

Special Deliveries

Any special deliveries to the site, such as cash collection or plant maintenance vehicles will need to be pre-arranged with the relevant occupier. The delivery time and duration will need to be agreed to minimise the impact upon the routine daily servicing requirements of the development, these are most likely to be accommodated within the Park Street parking bay.

Postal Deliveries

All mail will be delivered by Royal Mail directly to each occupier within their business hours. The occupiers will be responsible for their own outgoing mail and therefore each occupier will be required to make their own arrangements with regard to collection of post or either delivery to the nearest post box or alternatively the Post Office. Post and courier is expected from motorbike or light goods vehicle

4.6. Disabled Access

All occupiers are reminded that maintaining disabled access to all areas of Borough Yards is vital at all times. Borough Yards has been designed with disabled access in mind. Due to the size of the scheme we do not have public toilets and would ask F&B outlets that have public toilets to allow visitors access when asked.

4.7. Escape Routes

Please refer to Section 7.3.1



5. Security

We wish to ensure a safe and secure environment for members of the public and staff at Borough Yards, together with providing the best possible customer service at all times.

Borough Yards is controlled by 24-hour security 7 days a week. Borough Yards is covered by CCTV surveillance within the common parts.

Although occupiers will be responsible for dealing with all security incidents within their own premises the site team will consult with occupiers to discuss security issues. The intention is to encourage co-operation between the site team and occupiers and to effect enhanced security for the overall benefit of Borough Yard. **In the event of a serious or escalating problem please make our Control Room aware.**

5.1. CCTV

There is CCTV covering the common parts of the retail and leisure areas of the scheme for the purpose of crime prevention and public safety. This system is operated under the Information Commissioners CCTV Code of Practice based on the EU General Data Protection Regulations, and other recent legislation that affects the use of CCTV. The CCTV is operated on behalf of the Landlord by The Managing Agents and any requests to view footage or live recordings will be available only in compliance with the Data Protection Act.

You may wish to install CCTV within your own unit.

5.2. Access Control System

An access control system will be in place for access to back of house corridors providing access to the cycle stores of retail and office staff and refuse and plant rooms.

Any access control systems installed within occupier areas are controlled and operated by the occupiers themselves.

5.3. Maintaining a Secure Scheme

Borough Yards management team places strong emphasis on security.

We cannot maintain secure premises without the active co-operation of the Occupiers. In particular, we ask that:

- Any suspicious objects, odours or occurrences seen within the scheme or its vicinity should be reported to Security immediately.
- If any Occupiers or their staff receive any verbal or written threats which could affect any Occupier or user of the scheme or the scheme itself the matter should be immediately reported to Security.

Please note that Occupiers have the responsibility for ensuring the security of their own demised areas.

All Occupiers must provide out of hours emergency telephone number for key staff members.



5.4. Key Holders and Emergency Call Out

Each unit should ensure that the site team is provided with 3 or more key holders, and, where possible, that key holders are within a 30-minute journey from Borough Yards. Key holder details must be regularly updated to maintain accuracy and prevent Borough Yards attempting to contact key holders who have left or are on holiday. Please assist by informing the site team if your key holder list changes.

A prompt turnout when called is important for the security of your unit and Borough Yards. In the event of a callout, the key holder must make a return call to the control room to confirm the estimated time of arrival.

Out of hours access to your unit

If an occupier's alarm activates or any situation occurs within a occupier's unit outside normal scheme trading hours, a key holder will have to be called out to investigate and reset the alarm. In the event of an emergency that requires access to the unit, the police will also use key holder information.

Borough Yards management does not hold keys for your unit and therefore is not authorised to accept keys from occupiers.

5.5. Lost Property

If items of lost property are handed in to your unit, please pass lost property to the next Borough Yards security guard or cleaner that you see or call control and ask someone to collect from the Estate Team to collect it.

5.6. Lost Children

Any incidents of lost children within your premises should be reported via telephone to the Site team. Please keep children safe and monitored within your unit until their guardians can be found.

5.7. Dealing with Trouble-Makers

Other responsibilities of our on site management team include:

- Liaison with occupiers with the aim of crime prevention
- Dispersing large groups of people who appear to be loitering within the scheme
- General monitoring of visitors for known thieves as well as individuals who are banned from the scheme
- Assistance in escorting visitors from site that appear to be drunk or under the influence of drugs or displaying behaviour not suited to a relaxed social environment
- Ensuring that visitors do not drink or smoke in unallocated areas.

Security will typically not enter individual occupier's units unless absolutely necessary. All security incidents should be reported to the site security team and the police.

5.8. Requesting Assistance

Any person suspected of committing an offence will be monitored by CCTV and details passed on to the police.



5.9. Banning Notices

Management have the ability to ban customers who continually cause trouble at Borough Yards.

Banning can be issued in two ways:

- Verbal ban (most commonly used)
- Written ban

Once banned, customers are generally banned for up to 6 months for the following reasons:

- Theft
- Drunk and disorderly or drug use
- Fighting
- Spitting
- Loitering
- General unruly conduct
- Anti-social behaviour.

If a banned member of the public is seen, you should notify Security. Pictures and details of banned people are kept on file for reference, but for data protection reasons access to this data is restricted.

5.10. Crisis / Emergency Plan

Crisis / Emergency Plan is being finalised – details to be added. To be included within Appendix 4.

6. Provision of Services

Borough Yards onsite management team manages the following services which are provided through the service charge:

- Building Services and Maintenance
- Cleaning, Landscaping & Security
- Health & Safety
- Fire Safety of common areas only
- Utilities to common areas only

6.1. Building Services and Maintenance

All base building systems within the common parts are maintained to a high standard to a planned maintenance programme.

Due to operational, maintenance and safety decisions, the provision of services may need to be curtailed from time to time. In such occurrences, we will endeavour to give you as much notice as possible.

In order to undertake essential works to Landlords communal areas, maintenance shutdowns may be required. At least one month's notice will be given of any planned shutdown and be agreed with the occupiers where possible.



Lamping, emergency lighting, power and portable fire extinguishers within the Occupier's demise will be the responsibility of the Occupier to maintain and renew. Similarly, any additional drainage runs which may have been installed by the Occupier to serve kitchenettes or shower facilities for example will also fall within their repairing obligations. Occupiers will also be responsible for ensuring that any showers in their demise are maintained in accordance with the relevant water management regimes to prevent legionella outbreaks occurring.

6.2. Cleaning

The common parts such as the streets and back of house areas will be cleaned regularly by contract cleaners instructed by the Managing Agent on behalf of the Landlord.

The cleaning of the demised premises is the Occupier's responsibility. The demised premises shall be kept in a clean and tidy condition. Windows, window frames and all glass in the demised premises should be cleaned as often as necessary. In the event of water or detergents being spilt onto common floors or external pavements during window cleaning operations, the necessary clearing of the same is to be promptly carried out by the Occupier.

Only window cleaners who have submitted a statement of safe method of operation and who carry public liability cover approved by the Management team will be allowed into landlord's areas.

Occupiers may wish to use the same cleaning company as the Landlord for economies of scale and improved security. The site management team can provide details on request.

Occupiers are to provide their cleaners with secure storage within their own demise.

Where there is an interface e.g. unit fronts and external seating areas, occupiers must liaise with centre management to ensure a satisfactory cleaning regime.

The Management team can provide details of the estate cleaning provider should you wish to use the same operator.

6.3. Refuse Disposal and Recycling

The Borough Yards management team is committed to minimising its output of waste and taking positive action to segregate waste streams and recycle into the following principal waste streams as a managed service:

- Dry recyclables – plastic and paper
- Cardboard
- Wet non–recyclables e.g. food waste
- Glass recyclables
- Metal



Each commercial unit should have a refuse storage provided within it which is specified clearly within the fit out drawings for the unit. In addition to this daily storage, communal office and A1/A3 retail refuse and recycling store is provided at sub-basement level. Retailers will take their segregated waste in clear securely tied clear plastic bags (food waste to be double bagged) to these refuse stores on a daily basis using the dedicated refuse lift. Retailers must not transport their waste to the refuse store during peak hours of the development. All cardboard is to be flattened. A bin press will be located in the basement to reduce the volume and its storage. Food waste dewatering/digesting and composting will be explored to reduce the wet waste from the food and beverage operators. Retailers will be encouraged to backhaul some of their waste streams such as cardboard and plastic back to their individual depots which will reduce the impact of freight activity within the scheme and surrounding road network. Managed refuse collections will be undertaken from temporary collection points within the site. A private contract agreement will be drawn up to collect the segregated and compacted refuse material. All pick-up times will be agreed and arranged with the on-site management to avoid peak periods in accordance with Servicing Collection Times.

It is anticipated the following refuse collections will take place each week.

- General Waste x2 - 4 bins per collection
- Food Waste x 1 – 8 bins per collection
- Glass x1 – 8 bins per collection
- Dry Recyclables x3 – 15/16 bins per collection
- Metal – adhoc as required anticipated once a month.

The occupiers of Borough Yards are responsible for segregating and taking their waste and depositing it into the appropriate bin within the refuse room in the basement accessed via the refuse lift. Colour coded signs and bins will inform the retailer of which bin to put the relevant waste into.

Occupiers will be responsible for waste collection to ensure correct recycling and waste collection procedures are complied with. It is not permitted under any circumstances to store refuse in the service corridor or on the floor of the common areas or bins stores. Any occupiers identified as responsible for this may be charged for its removal and cleaning. Borough Yard's onsite management team will ensure that waste is not left within the streets for long periods of time and take action where necessary when such rules are breached.

No trade waste or building materials are permitted in the common area litter bins and the occupiers should liaise with Scheme Management should they wish to arrange for the removal of waste by a skip/waste container. This may need to be removed out of hours so as not to interfere with the delivery regime in the loading bays.

Occupiers are responsible for the safe disposal of all types of electrical lamps and batteries (fluorescent tubes, sodium lamps, mercury lamps etc.). Arrangements should be made through approved waste contractors and necessary disposal procedures implemented.

Waste from Landlord common areas will be managed by the Managing Agent.

In the interest of general hygiene, it is recommended that all refuse should be securely bagged when deposited within refuse bins. Occupiers are responsible for the safe disposal of all types of electrical lamps and batteries (fluorescent tubes, sodium lamps, mercury lamps etc.). Arrangements should be made through approved waste contractors and necessary disposal procedures implemented.

Waste fat, oil or grease must be disposed of in waste drums or containers and via a recognised disposal agency. Under no circumstances should these materials be disposed of via drains. Occupiers may be liable for charges in the event of drain blockages being caused by such disposal methods.



Borough Yards recognises the need to minimise the impact of refuse for landfill generated within the scheme on the environment. The management of Borough Yards aims to ensure that occupiers maximise the proportion of waste that can be recycled so that we comply with statutory authority requirements.

6.4. Plumbing and Drainage

Plumbing and drainage facilities shall not be used for any other purpose than for which they were constructed, and no foreign substance or dangerous chemicals of any kind shall be deposited therein.

Full grease traps must be fitted and regularly serviced. This is of particular importance bearing in mind the catering facilities at Borough Yards. This item will be monitored on the Quarterly Property Inspections carried out by the on-site management team.

6.5. Fat, Oil and Grease (FOG) Specification

For all units involved in the sale of food it is mandatory that FOG trapping and recovery equipment is fitted to cover **all** sources of contamination in the wastewater leaving the demise to prevent FOG from entering the Landlord's drainage system.

FOG trapping equipment shall be fitted to cover all lines which will be used for conveying kitchen wastewater. Once installed the equipment shall be maintained to a high standard by a specialist licensed contractor and service records shall be kept onsite for auditing by the Landlord and any representative of the landlord permitted to complete FOG reviews. In addition site staff shall be trained to check the equipment on a daily basis to ensure its full operating efficiency is maintained.

Owing to the design of the drainage and the usage, discharge of any FOG into the Landlord's drainage system will not be permitted. If this does occur the Landlord will seek to recover costs for any blockages, contamination or damages which arise from FOG discharged from unprotected lines in addition to imposing remedial works within the Occupier's demise prior to permitting food preparation operations to recommence.

All installation, maintenance and repair of any FOG equipment should be in line with the FOG Specification Document. This is available from the Site team.

Material removed from FOG management equipment is considered to be hazardous waste and must be disposed of correctly. There are additional legal requirements that govern the disposal of FOG waste and the Occupier has a responsibility to ensure that their licensed contractor is acting in compliance of the law and the local site requirements.

Service records should be ready for inspection at **all times** and detail time & date of service visit along with details of how much (litres) waste was removed and where the waste was taken.

Occupiers will comply with all appropriate legislation in respect of the storage, cooking and disposal of food.



Under no circumstances are oil products to be disposed of into the waste bins; or left in the Service Areas; or put down the sinks and drains.

Please refer to the FOG Specification which can be found in Appendix 5.

6.6. Terrestrial / Digital Television Facilities

Occupiers will not be allowed to install any aerials or other equipment without the approval of the Management Surveyor. All contractor methods of work and cable runs must be approved by the Property Manager. Please liaise with the site team in the first instance.

6.7. Management of Utilities

It is the responsibility of the occupier to maintain the utilities with their unit. All other external/common areas are maintained by Borough Yards.

Electricity

It is the responsibility of the occupier to make an application to the local electricity supply company to arrange a suitably sized electricity supply to accommodate the unit's present and future electrical requirements. The occupier is responsible for all associated installation costs and for the payment of all electricity bills for their unit.

Gas

It is the responsibility of the occupier to make an application to the local gas supply company to arrange a suitably sized gas supply to accommodate the unit's future and present gas requirements. The occupier is responsible for all associated installation costs and for the payment of all gas thereafter.

Water

It is the responsibility of the occupier to make an application to the local water supply company to arrange a suitably sized water supply to accommodate the unit's present and future water requirements. The occupier is responsible for all associated installation costs and for the payment of all gas thereafter.

Temporary water and electricity supplies from Landlord areas will be available during fit out periods. Costs to be confirmed with Site Management.

7. Health & Safety and Environmental Management

7.1. Health & Safety Management System Framework

Our objectives for Borough Yards are:

- No accidents
- No harm to people; and
- No damage to the environment.



To achieve these objectives, a framework has been developed to direct our health & safety processes and activity. If you require further information then please contact Site Management.

All occupier Health & Safety Management should be recorded and provided to management on request.

7.1.1. Leadership and Accountability

Savills Commercial Property Management (CPM) procures in excess of £200m worth of hard and soft facilities management services on behalf of its clients each year and is committed to doing business legally and ethically wherever it operates

All Savills Approved contractors must fulfil the following criteria:-

- Accreditation to the SM&MS Contractor Plus and/or Safe Contractor
- Satisfactory Red Flag credit report
- Identification of current CIS status (applicable to the work types carried out)
- Current environmental & sustainability policy
- Employ staff at living wage rates
- Operate a local employment policy

Contractors cannot be added to the Savills Approved Contractor database without prior consent from the Procurement Manager.

7.1.2. Risk Assessment and Management

Management of risk is a continuous process and the cornerstone of our framework. Through H&S Consultants, we routinely identify the hazards and assess the risks associated with our activities. Initial audits of H&S, Fire and Water Risk and Environmental are reviewed and updated annually.

7.1.3. People, Training and Behaviours

People's behaviour is critical to our success. All staff are carefully selected and trained, and their skills and competencies regularly assessed. We train our site management team and property managers to the same high standards using the Institute of Occupational Safety and Health (IOSH) together with BIFM accredited Environmental and Sustainability accredited courses. All on site management team employees will receive customer service training focussed on delivering excellence.

7.1.4. Working with Contractors and Others

Contractors, suppliers and others are key to our performance and we will assess their capabilities and competencies to perform work on our behalf. We will work together with them to ensure our H&S expectations are aligned. We will monitor contractors' performance and ensure our procurement processes contain the rigor to deliver our expectations.



7.1.5. Information and Documentation

A web based H&S information management system is utilised to hold and log all risk assessments and audits together with the latest state of compliance. Access and compliance reporting is given to the centre management team, and the Landlord.

7.1.6. Incident Analysis and Prevention

Incidents will be reported, investigated and analysed to prevent recurrence and improve our performance. Our investigations will focus on root causes and/or system failures. Corrective actions and preventive measures will be utilised to reduce future injuries and losses.

7.1.7. Assessment, Assurance and Improvement

We will periodically assess the implementation of and compliance with this framework to assure ourselves and stakeholders that management processes are in place and working effectively. This will involve both internal self-assessments, and appropriate external assessments. We will use this information to improve our performance and processes.

7.2. Obligations and Responsibilities

The Landlord & Managing Agent are responsible for the safety and welfare of employees, visitors and contractors when they are undertaking their activities within the common areas. Each occupier is responsible for the safety of their employees, contractors and visitors within their units.

Should you see an incident or anything else that creates a Health and Safety hazard or issue, you are responsible for taking whatever action you can to resolve the situation. In addition to the foregoing you must also contact the site team for further advice and they will act as necessary to promptly resolve the situation.

There are areas of shared responsibility, for example with the Fire Precautions (Workplace) (Amendment) Regulations 1999 and Fire Safety Reform Order 2005, occupiers of the building are required to provide written evidence of Fire Risk Assessments and hazard analysis reports, as well as evidence to show that an effective management system has been put in place to document and maintain the standards of the new regulations. In this instance, we are required to co-ordinate, monitor and control your activities.

7.3. Accidents / Injury

Emergencies should be reported to the emergency services in the first instance by dialling 999, and then subsequently reported to the Site team.

Occupiers are responsible for providing First Aid equipment and trained personnel for their demised premises.

Accidents within the scheme's common parts should be notified to the Management Team in order that the scheme's Accident Records can be updated and where appropriate, an investigation will be undertaken by the schemes nominated Director of Risk and Health & Safety.



7.3.1. Escape Routes

Escape routes must be available for use at all times when the building is occupied. Some escape routes may be in rarely frequented parts of the building and, as such, become utilised as storage and refuge areas. Such practices are condemned and all employees should be made aware of the dire consequences that could ensue from an obstructed escape route or from a fire starting in an escape route.

Managers should check that:

- All escape routes are maintained free from obstruction.
- Adequate provision for enclosed storage areas is made within the unit.
- All escape routes are inspected frequently and on each occasion prior to the admittance of the public. A log detailing the frequency of inspection should be retained within the unit.
- Goods materials, unwanted furniture etc. should not be stored within escape routes and **any obstruction should be removed immediately**.
- Seating areas should not be located within escape routes.

7.3.2. Occupiers Fire Alarm Installation

It is the responsibility of the occupier to supply and install a compatible fire alarm system which complies with statutory requirements and is interfaced in accordance with Landlords requirements. Occupier's fire alarm systems are not interfaced with the Landlord fire alarm / panel.

7.3.3. Fire Alarm Maintenance

It is the responsibility of the occupier to maintain their fire alarm system in full working order. The fire alarm system should be maintained every 3 months, and kept in full working order. The occupier must notify security control when alarm testing is due to happen. This should ideally be done at the start of the trading day, before 10am.

7.3.4. Emergency Lighting

The emergency lighting provided must be maintained in accordance with British Standard Code and maintained every month. The emergency lighting should be tested monthly by simulated failure of main supply. Any defects noted must be reported to the service company for rectification without delay. You must keep up to date records of all tests completed for inspection by the fire officer.

7.3.5. Fire Extinguishers

It is the occupier's responsibility to ensure that their fire-fighting equipment is in full working order at all times. Portable fire extinguishers must be examined at least once annually and tested by a competent person.



7.3.6. Portable Appliance Testing

An annual test and maintenance procedure should be in place for electrical appliances. All test records should be made available for landlord's insurance inspections.

7.3.7. Emergency Gas Shut Off (where relevant)

All occupiers must install a gas shut off valve where necessary which is linked to their fire alarm system.

7.3.8. Kitchen Ventilation Systems (where relevant)

For the efficient and safe operation of kitchen ventilation systems it is essential that a regular inspection and cleaning of filters, canopies and ductwork is carried out. A build-up of grease represents a fire risk and our insurance company and the loss prevention council recommend that kitchen exhaust ductwork should be cleaned periodically. This work needs to be certificated by a recognised cleaning company, with copies sent to the Site team. On the Quarterly Property Inspections carried out by site management, a request for before and after photographs of each duct clean will be requested.

Please see Section 6.5 for more details on Fat, Oil and Grease (FOG) Specification

7.3.9. Void Areas

Occupiers will be required to commission and connect in landlord's fire alarm installation to any void areas to the rear of the occupier's units. The landlord will install basic fire alarm and emergency lighting to these areas, however it is the occupier's responsibility for lighting and installing the necessary signage for escape routes.

Void areas to the rear of the occupier's units must **not** be used as storage, either during the fit out period or during occupation. This will be regularly monitored by the management team.

7.3.10. Staff Training

An essential part of occupier management's duties in respect of fire safety is the training of staff. All staff, including part-time members and cleaning staff, are to be familiar with:

- The actions to take in the event of a fire;
- How to call the fire brigade;
- Basic fire prevention; and
- The exit routes appropriate to their location in the premises.

Many of the staff e.g. attendants, stewards and receptionists, will need to have specific responsibilities in respect of fire safety and the instruction and training provided will need to cater for such staff.

Fire safety training should be continuous, commencing on the first day of appointment of a new member of staff, and continuing in the form of regular refresher training.



Managers should make sure that:

- All training is undertaken by a competent person.
- All staff are trained and instructed in the action to be taken in the event of fire.
- Induction training for new staff is given on the first day of their appointment and includes instruction of what to do if fire is discovered and what to do when hearing the fire alarm, and involves a walk through the various escape routes.
- All staff receive comprehensive training in the general fire routine, in basic fire prevention including the rules concerning smoking, and in the terms, conditions and restrictions of any licence, as soon as practicable after appointment.
- Staff with specified responsibilities in the event of a fire receive instruction and training appropriate to their role.
- Staff receive instruction and training in the use of the hand-held fire-fighting equipment provided in the premises.

7.4. Enforcement

There are a number of enforcement bodies that could possibly affect occupiers and the scheme at any time.

In respect of occupier unit areas, excluding common parts, it is the responsibility of the occupier to comply with the enforcement bodies' and their legislations. If you do not, you are at risk to immediate closure or possible prosecution.

Environment Health Officer (EHO)

EHO's are the enforcing officers for Health & Safety Legislation. They are employed by local authorities to perform a wide range of functions, usually in an enforcement and advisory capacity. Inspections are carried out proactively and the frequency of these inspections may depend on the perceived risk that an occupier poses. This perceived risk would be affected by any complaints received or reported accidents that have taken place in your unit.

8. Occupier and Landlord Responsibilities

8.1. Special Licences

All licensed units will be able to trade as per the times detailed on their individual licence in line with the scheme operating hours. In the event of applications being submitted to Southwark Council for extended opening hours for special events, the Estate Manager must be notified at the time of making the application and may be able to refuse the extension of hours. If agreed and the extended opening of any occupiers business incur additional costs e.g. for cleaning and security then these costs will be directly billed to the occupier.

Bars, restaurants and cafés are requested to ensure that only areas covered by appropriate licence serve and allow consumption of alcohol and adhere to the licensing time restrictions.

No alcohol may be consumed in any common area of Borough Yards.



Occupiers are required to effectively manage removal of glasses and bottles from tables, particularly those within the immediate vicinity of the scheme. Failure to do so may result in the landlord removing external seating.

All Security Guards for Borough Yards bars must be SIA accredited.

8.2. Occupier Liaison & Reporting

The onsite management team will visit occupier managers on a weekly basis and discuss any specific individual matters, including trading performance, which will be recorded for anecdotal purposes to help with the management of the scheme. It is expected that you will share sales information to assist with the development of the scheme. This information will remain confidential between the Estate Management & the occupier.

Borough Yards has a footfall counting system and this information will be shared with tenants.

Wider Occupier meetings will be held regularly to encourage co-operation between occupiers and the management team. An agenda will be prepared to incorporate wide ranging queries that have arisen and significant items or areas that occupiers are required to address in preparation for the forthcoming period. In addition, marketing and promotional information may be available. All occupier managers are encouraged to attend and participate.

8.3. Trading Requirements

All retail units must remain open during the core trading hours: **between 10 am and 8 pm on a Monday to Saturday and 11am until 5pm on Sunday.**

Pre-Trading Checks

Before the public are admitted to your premises, the management are responsible for ensuring that all necessary fire safety features are available and in effective working order and that no undue fire risks are present. The importance of ensuring that exit doors can be easily and immediately opened and that exit routes are free from obstruction and adequately lit and that combustible material is not stored there.

Before the public are admitted to the premises, management should ensure that:

- All exit doors are unlocked and readily available for use. All chains, wedges or other removable fastenings should be removed from exit doors and hung in their storage positions.
- All emergency fastenings are working effectively.
- Any doors, gates or shutters that are required to be locked in the open position are so locked.
- All exit routes and exit doors (both internally and externally) are free from obstruction.
- Fire doors are not wedged or propped open.
- Exit routes and exit signs are adequately illuminated and, where two power supplies are provided, e.g. mains and battery, both are operative.
- There are no obvious fire hazards, such as accumulated waste. Particular care should be taken if contractors have been working in the premises.
- The appropriate numbers of staff/ attendants are present.



- All escape routes are to be available even when the building is only occupied by staff.

8.4 Business Improvement District (BID)

Borough Yards falls under the BID boundary of the Better Bankside BID <https://betterbankside.co.uk/>. From April 2020 businesses with a rateable value of £26,000 and over will pay 1.1% of their rateable value to the BID. Full details of how this is invested is on their website.

More information to follow here on BID levy due dates for Borough Yards occupiers

8.5 Rights of Entry

The personnel of the Centre Management team and anyone authorised by them may enter any shop unit at any time on not less than 24 hours' notice, for specific purposes set out in the lease.

In the event of any emergency access for Centre Management staff or their agent must be made available immediately and without notice.

8.6 Key Holders

Should an incident occur within a tenant's unit outside the Trading Hours, it is necessary that a responsible member of the shop staff can be contacted immediately. To this end it is necessary for the Centre Management team to maintain a list of key holders, along with alarm codes and Out-of-Hours contact phone numbers.

Each tenant must provide a minimum of two names to the Centre Management team. It is the responsibility of each tenant to ensure that the key holder list is updated by advising the Centre Management team immediately of the change of personnel.

8.6. Staff Conduct

All of Borough Yards' staff, including occupiers, must respect the premises and those around them. If a member of staff is seen to be acting in a generally unruly manner, the on site management will communicate their concerns to the appropriate employers.

8.7. Advertising and Signage

Occupiers will maintain an attractive window display dressed to a professional/high standard at all times. They should be changed on a regular basis to reflect seasonal changes, the arrival of new stock and start of promotions. The windows should be kept lit during such hours as Borough Yards is open.

All occupiers are asked that:

1. Window displays reflect both the brand image of the retail unit and Borough Yards itself.



2. There are no hand-written or stencilled signs placed in the windows. Interior signs typical of closing down sales, high street discount operations or market trading are unacceptable, as are signs which obscure windows or glazed doors.
3. Occupiers shall not display any type of advertisement material (including the fixing of signs or notices) on the outside of the windows or on the exterior of their demised premises including shop front or windows—Signs permitted in the window will be professional and conform to conditions set out in the Occupier's lease.
4. There are no 'A' frames, mannequins or other items placed in the common areas.
5. During trading hours entrance doors are unlocked & open in order to avoid any contravention of fire safety regulations and to provide easy an unimpeded access to all customers (including wheelchairs and pushchairs).
6. Leaflets or trade samples are not to be handed out in common areas of Borough Yard, nor are fly posters to be displayed within the Scheme or on any external walls. Any promotions that can be seen in common areas must be approved in advance by the on site management team.
7. Occupiers shall not solicit for customers or transact business outside the demised premises or in the common areas.
8. No flashing lights shall be displayed in the demised premises that can be seen from outside, nor shall any spot or floodlights within the demised premises, or on the shop front thereof, face towards any pedestrian area without the approval of the Managing Agent.
9. Any furniture, balustrades or promotional material within external seating areas must be approved by the managing agent and should be cleared away at the close of business. Any items which are not removed by the close of business must be either not easily moved or fixed down.

8.8. Music & TV

Any music that is played within demised areas must be of the agreed level and be played within the licence framework set out by the Performing Rights Society. The on site management team will monitor noise levels on a regular basis.

Music in units must be capable of being cut off by a fire alarm and must be interfaced with the alarm system.

The showing of football, sports matches or other similar events is not allowed without the permission of the Managing Agent.

8.9. Overnight Accommodation

No portion of the Scheme shall be used for overnight accommodation.



8.10. Good Neighbours

Occupiers are asked to be considerate of Borough Yards' neighbours.

The noise level from mechanical and electrical plant installations should not exceed 35 dB.

There should be no outdoor drinking, unless authorised by appropriate licencing. Please see the additional measures below.

We promote a no smoking scheme but if necessary there will be one smoking area near the Stoney Street gates. Please help us by directing customers to this area. Customers from bars & restaurants must not take drinks with them to the smoking area (or anywhere else on the site)

8.11 Bar / Restaurant Dispersal

During trade

Please ensure you clearly display a sign / signs asking customers "to leave quietly and respect the surrounding residents" or similar.

If you are having any "performances" such as live music, please keep doors and windows closed where performances are taking place.

It is expected that during trading hours the occupier takes responsibility for ensuring that customers behave appropriately or if not, are asked to leave site.

If you ask a customer to leave your unit please inform our security control on **xxxx** and if possible we will endeavour to monitor them either via CCTV or a guard on the ground.

If you feel that a customer is repeatedly not acting in an appropriate manner, please speak to the Estate Manager about a possible banning notice.

It is the occupier's responsibility to ensure you have adequate security support within your unit to ensure all customers are safe and act responsibly.

From 10pm onwards

- All outdoor seating is to be removed
- No outdoor dining or drinking is allowed
- **Bi-fold doors (if you have them) are closed (*under review*)**

30 minutes before close

Managers should implement a soft closure for the final 30 minutes of an evening, so that when customers leave they will disperse more quickly. This would include:

- Turning lights up
- Turning music down
- Reminding customers that we have a residential area nearby and they must be quiet as they leave
- Ensuring that customers know the quickest route off site and to buses / taxis. We would encourage taxis to pick up customers on Stoney Street near the junction of Park Street so that they are not next to residential properties. **Stoney Street, SE1 9AD** is a good postcode to direct them to.



At close

Managers / Door Supervisors must remain on site until all customers have been cleared from the premises and dispersed from the surroundings, making sure they are safely and quietly on their way. Customers must not take drinks with them.

Bar / restaurant managers must ensure that any rubbish / spillages outside their units are removed before leaving site.

The estate CCTV Control will monitor bars and restaurants as they close.

If you have any concerns about a breach of peace you must call both the Police and inform the estate security team.

Ongoing review

If the Estate Manager receives any complaints from local residents regarding noise, they will ask to meet with you in order to put a plan in place to ensure this is not a regular occurrence.

8.11. Insurance

The landlord insures the structure of Borough Yards and third party and public liability within the common areas. This cover does not extend to the demised premises, or any items of stock, for which occupiers are responsible.

Occupiers must notify the centre management immediately of any damage or incident likely to give rise to a claim on the Landlord's insurance.

Occupiers should notify the Managing Agents of any defects in the demised premises.

Insurers will regularly inspect demised areas and may require for risk improvements to be undertaken within specified timescales as well as making risk recommendations which should be considered to reduce risk.

Occupiers are required to complete and return a Landlords Insurers Notification Form during Fit Out / Occupiers Work. A copy of which is available from Site Management and included within Appendix 6.

8.12. Animals

No animals shall be kept in the demised premises, or common areas.

8.13. Pest Control

Occupiers are responsible for employing the services of a pest control company and must ensure regular inspections of their unit are carried out and documented for within their own unit. Borough Yards on site management team will coordinate general site pest control for within the common areas only.



Any occupiers found to be causing nuisance and attracting vermin through leaving food waste etc. on site will be reported.

8.14. Dealing with Customer Complaints and Feedback

An email address will be provided on the Borough Yards website that customers can send feedback to. The Estate Manager will share the feedback with the relevant occupier and if necessary put an action plan in place to rectify any negative feedback.

9. Environmental Policy

9.1. Sustainability

In our management of Borough Yards, we will endeavour to:

- Hold regular meetings to discuss matters across the scheme
- Encourage occupiers to work in conjunction with The Occupier Handbook
- Reduce water consumption across the scheme and implement measures where possible to reduce usage
- Report on total and segregated scheme waste by percentage for recycling with a target of zero to landfill
- Increase biodiversity across the Scheme.
- Work with local community groups, charities and groups to increase community engagement
- Increase opportunities for green travel to work including cycle racks and promoting occupier travel plans
- Benchmark energy usage across the scheme to identify trends and endeavour to reduce consumption where possible in conjunction with Energy Consultants.
- Encourage local employment at Living wage rates
- Manage our supply chain responsibly

10. Alterations

Occupiers' repairing responsibilities and the procedures regarding alterations to the premises are set out in the lease. No alterations may be carried out without the prior consent of the Landlord, and where appropriate, the Local Authority.

Any occupiers wishing to undertake any alterations within their demise should send details to the Management Surveyor (details in Section 1.5). All alterations should be carried out in line with the Occupier's Fit Out Guide (please see Appendix 7)

11. Changes to This Document

The last update of this handbook is detailed in the header of this document. These guidance notes may need to be revised from time to time to take account of change in circumstances. New editions will be circulated. When reviewing this document, please check with the on site management team, that you have the latest version.



Appendix 1 - Site Rules (occupiers and visitors)

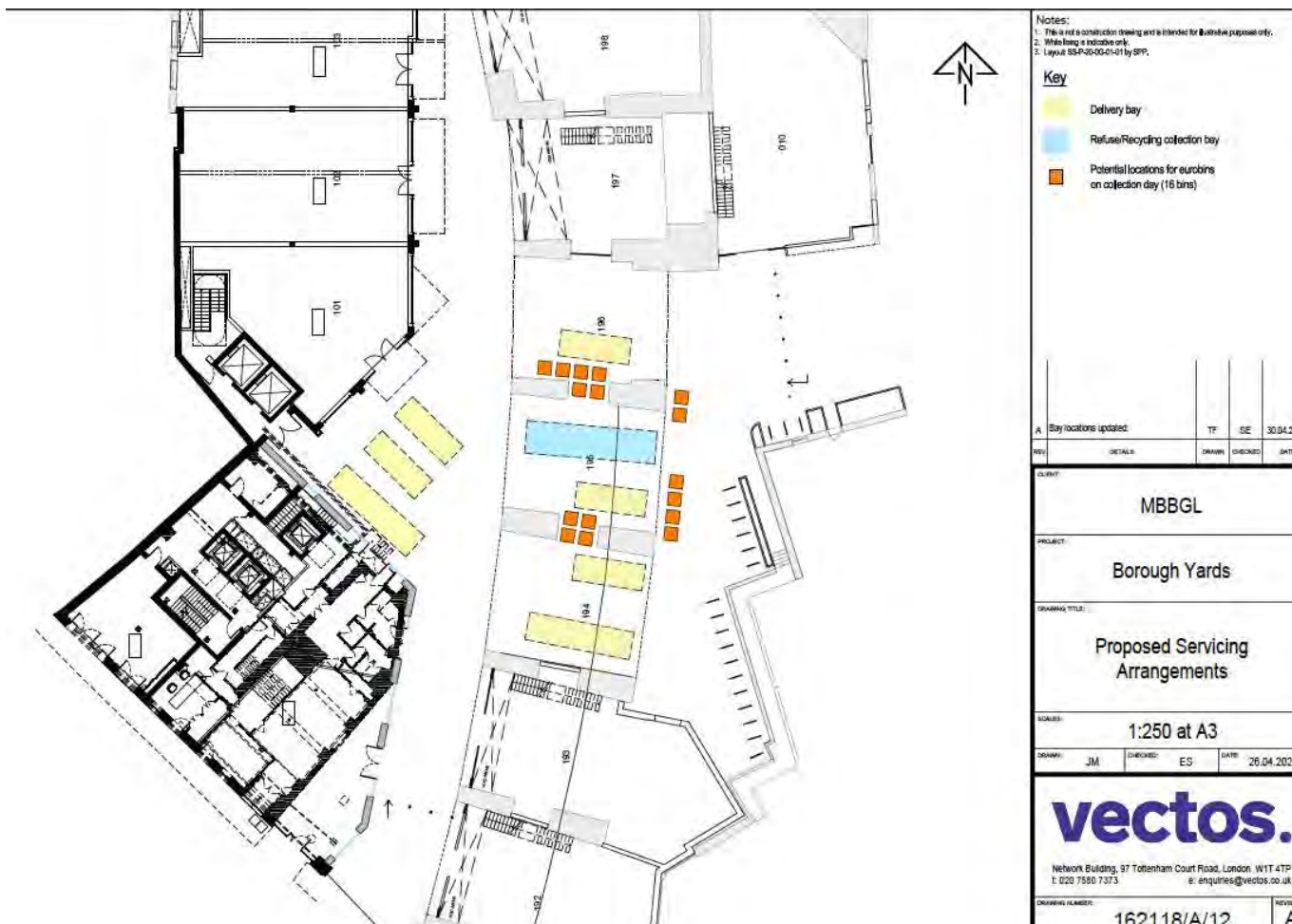
Our core site rules are displayed at the main entrances. A full copy of the rules below can be given to occupiers or visitors on request.

- CCTV is in operation for public safety and crime prevention. Data is retained for up to 30 days. Contact **xxx** for more information.
- We're very happy for you to take selfies or pictures of family and friends but please try to avoid getting people you don't know in the pictures / video
- We do not allow commercial filming without prior permission
- Please keep an eye on any children in your care at all times
- Intimidating behaviour of any kind towards other visitors, our staff or our businesses is never acceptable
- No swearing, shouting or use of other unpleasant language
- Any act of vandalism towards property belonging to us, or our businesses, will be dealt with accordingly and the local police will be informed
- No drinking of alcohol outside the designated areas associated with retail tenancies, and subject to any drinking in designated areas permitted under licensing arrangements. Food and Beverage offers to be subject to controls for late night operation
- No drug taking
- No immoral acts
- There is a no smoking policy throughout the Borough Yards scheme. This includes vapes / electronic cigarettes. There is just one designated smoking area by the Stoney Street gates. This will be clearly signed. Customers from bars & restaurants must not take drinks with them to the smoking area (or anywhere else on the site)
- Dogs are allowed in the common areas of Borough Yards but may not be allowed into the shops, bars and restaurants. Please check with each business
- No leafleting, canvassing, conducting 3rd party interviews or surveys unless we give our approval
- Selling goods or services without our approval is not allowed anywhere in Borough Yards or associated areas. Neither do we permit busking unless agreed in advance
- Climbing or sitting on any balustrade, barrier, fence or railing is off limits for both your own safety and other members of the public
- No ball games
- Please don't use bikes, roller-blades, scooters, skateboards or wheeled shoes in Borough Yards
- Please don't run within Borough Yards
- Suitable clothing must be worn at all times (please don't be shirtless or shoeless even on the hot days!)
- Please use the bins provided for litter
- Crash helmets must be removed

This list may not cover everything. We have the right to deny anyone entry whose actions we feel are inappropriate.



Appendix 2 - Location of Shared Surface Service Bays



Notes:
 1. This is not a construction drawing and is intended for illustrative purposes only.
 2. White lining is indicative only.
 3. Layout SSPA-00-01-01 by SMP.

Key

- Delivery bay
- Refuse/Recycling collection bay
- Potential locations for eurobins on collection day (16 bins)

A Bay locations updated:	TF	SE	30.04.2021	
REV	DETAILS	DRAWN	CHECKED	DATE
CLIENT				
MBBGL				
PROJECT:				
Borough Yards				
DRAWING TITLE:				
Proposed Servicing Arrangements				
SCALE:				
1:250 at A3				
DRAWN:	JM	CHECKED:	ES	DATE: 26.04.2021
vectos.				
Network Building, 97 Tottenham Court Road, London W1T 4TP t: 020 7590 7373 e: enquiries@vectos.co.uk				
DRAWING NUMBER:				REVISION
162118/A/12				A



Appendix 3 - Delivery Noise Management Plan

Drivers and Retail Staff:

1. Ensure that the refrigeration unit (if one is fitted) is switched off promptly upon arrival at site.
2. If switched on, keep the cab radio quiet enough so that it is virtually inaudible and switch it off before opening the cab door or window.
3. Ensure that the cab door is closed gently and not slammed.
4. Avoid excessive manoeuvring or engine revving.
5. Avoid whistling, shouting and unnecessary conversation in the service yard and that any necessary conversation are quiet.
6. Ask retailers/delivery companies to use rubber wheeled cages and sack trolleys to minimise noise whilst trucking deliveries to the units.
7. Similarly Eurobins for refuse to have rubber wheels where possible to minimise noise as waste is moved around the scheme.
8. Keep doors closed when appropriate in order to prevent noise within the units from breaking out.

Estate Manager:

1. Establish good communications with neighbouring residents, ensure concerns are taken seriously and they know how to raise any issues that they may have with the store. If people realise that their concerns are taken seriously and that care is taken to prevent excessive noise, they are less likely to be disturbed than might otherwise be the case.
2. Ensure that all staff are aware of the need to avoid unnecessary noise, ensure this message is reinforced with correct signage at prominent locations back of house and front of house where appropriate.

Banksman/Security Personnel:

1. Check with the driver that the refrigeration unit (if fitted) are switched off before the vehicle enters the scheme
 2. Remind the driver to avoid unnecessary noise such as cab radio, and door closing.
 3. Avoid whistling, shouting and unnecessary conversation in the service yard and keep any necessary conversation quiet.
 4. Avoid any unnecessary activity within the public realm, particularly during the early morning and at night and take care at all times to avoid unnecessary noise production.
 5. Keep doors closed when appropriate in order to prevent noise within the units from breaking out.
-



Appendix 4 – Draft Crisis / Emergency Plan



Appendix 5 - Insurance Notification Form



Appendix 6 - **Fit Out Guide**

Licensing Act 2003 Premises Licence



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

Premises licence number

866700

Part 1 - Premises details

Postal address of premises, or if none, ordnance survey map reference or description	
Shadow Licence 1 Bank End London SE1 9BU	
Ordnance survey map reference (if applicable), 532465180395	
Post town London	Post code SE1 9BU
Telephone number 020 3319 3700	

Where the licence is time limited the dates
--

Licensable activities authorised by the licence
Plays - Indoors Films - Indoors Indoor Sporting Event Boxing or Wrestling - Indoors Live Music - Indoors Recorded Music - Indoors Performance of Dance - Indoors Entertainment Similar to live/recorded music / dance - Indoors Late Night Refreshment - Indoors Sale by retail of alcohol to be consumed on premises Sale by retail of alcohol to be consumed off premises

The opening hours of the premises
For any non standard timings see Annex 2
Monday 08:00 - 02:00
Tuesday 08:00 - 02:00
Wednesday 08:00 - 02:00
Thursday 08:00 - 02:00
Friday 08:00 - 02:00
Saturday 08:00 - 02:00
Sunday 08:00 - 02:00

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

Sale by retail of alcohol to be consumed on premises

Sale by retail of alcohol to be consumed off premises

The times the licence authorises the carrying out of licensable activities

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

Plays - Indoors

Monday	08:00 - 00:00
Tuesday	08:00 - 00:00
Wednesday	08:00 - 00:00
Thursday	08:00 - 00:00
Friday	08:00 - 00:00
Saturday	08:00 - 00:00
Sunday	08:00 - 00:30

Films - Indoors

Monday	08:00 - 01:30
Tuesday	08:00 - 01:30
Wednesday	08:00 - 01:30
Thursday	08:00 - 01:30
Friday	08:00 - 01:30
Saturday	08:00 - 01:30
Sunday	08:00 - 01:30

Indoor Sporting Event

Monday	08:00 - 00:00
Tuesday	08:00 - 00:00
Wednesday	08:00 - 00:00
Thursday	08:00 - 00:00
Friday	08:00 - 00:00
Saturday	08:00 - 00:00
Sunday	08:00 - 00:00

Boxing or Wrestling - Indoors

Monday	08:00 - 00:00
Tuesday	08:00 - 00:00
Wednesday	08:00 - 00:00
Thursday	08:00 - 00:00
Friday	08:00 - 00:00
Saturday	08:00 - 00:00
Sunday	08:00 - 00:00

Live Music - Indoors

Monday	08:00 - 01:30
Tuesday	08:00 - 01:30
Wednesday	08:00 - 01:30
Thursday	08:00 - 01:30
Friday	08:00 - 01:30
Saturday	08:00 - 01:30
Sunday	08:00 - 01:30

Recorded Music - Indoors

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

Performance of Dance - Indoors

Monday	08:00 - 01:30
Tuesday	08:00 - 01:30
Wednesday	08:00 - 01:30
Thursday	08:00 - 01:30
Friday	08:00 - 01:30
Saturday	08:00 - 01:30
Sunday	08:00 - 01:30

Entertainment Similar to live/recorded music / dance - Indoors

Monday	08:00 - 01:30
Tuesday	08:00 - 01:30
Wednesday	08:00 - 01:30
Thursday	08:00 - 01:30
Friday	08:00 - 01:30
Saturday	08:00 - 01:30
Sunday	08:00 - 01:30

Late Night Refreshment - Indoors

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

Sale by retail of alcohol to be consumed on premises

Monday	08:00 - 01:00
Tuesday	08:00 - 01:00
Wednesday	08:00 - 01:00
Thursday	08:00 - 01:00
Friday	08:00 - 01:00
Saturday	08:00 - 01:00
Sunday	08:00 - 01:00

Sale by retail of alcohol to be consumed off premises

Monday	08:00 - 01:00
Tuesday	08:00 - 01:00
Wednesday	08:00 - 01:00
Thursday	08:00 - 01:00
Friday	08:00 - 01:00
Saturday	08:00 - 01:00
Sunday	08:00 - 01:00

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

MB Bermondsey (Guernsey) Ltd
 Regency Court,
 Gategny Esplanade,
 St Peter Port, Guernsey,
 GY1 1WW
 02033193700
 darren.oleary@keystonelaw.co.uk

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

617417(Guernsey)

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

Martin J Scott
 P O Box 282 Regency Court,
 Gategny Esplanade,
 St Peter Port,
 Guernsey
 GY1 3RH

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. TBC
 Authority

The sale of alcohol is not permitted until a suitable DPS has been specified

Licence Issue date 04/04/2019



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.

102 The admission of children to films given under this licence must be restricted in accordance with the recommendations of the British Board of Film Classification or of the licensing authority itself.

107 Any individual carrying out security activities at the premises must be licensed by the Security Industry Authority. This does not apply where the premises are being used primarily as a Qualifying Club under a Club Premises Certificate, under a Temporary Event Notice, or primarily as a cinema, restaurant or theatre.

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

109 Alcohol shall not be sold or supplied except during permitted hours. In this condition permitted hours means the hours stated elsewhere on this licence and:

- a. On New Year's Eve, except on a Sunday, 1000 to 2300 hours
- b. On New Year's Eve on a Sunday, 1200 to 2230 hours
- c. On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).

The above restrictions do not prohibit;

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

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

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

112 The opening hours shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. An additional hour to the standard and non-standard times on the day when British Summertime commences.

113 All licensable activities shall be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. An additional hour to the standard and non-standard times on the day when British Summertime commences.

116 Alcohol may be sold or supplied until midnight to persons taking table meals in the premises in a part of the premises usually set apart for the service of such persons and for consumption by such a person in that part of the premises as an ancillary to his meal. For other purposes, or in other parts of the premises, the hours set out above shall continue to apply.

b. Alcohol may be sold or supplied on Christmas Day from 1500 to 1900 hours to persons taking table meals in the premises in a part of the premises usually set apart for the service of such persons and for consumption by such a person in that part of the premises as an ancillary to his meal. For other purposes, or in other parts of the premises, the hours set out above shall continue to apply.

120 a. Subject to the following paragraphs, the permitted hours on weekdays shall extend until 0200 hours in the morning following, except that -

i) The permitted hours shall end at 0000 hours on any day on which music and dancing is not provided after midnight; and

ii) On any day that music and dancing end between midnight and 0200 hours in the morning, the permitted hours shall end when the music and dancing end.

b. On relation to the morning on which summer time begins, the reference to 0200 hours in the morning in a. above shall be replaced by a reference to 0300 hours in the morning.

c. Except on Sundays immediately before bank holidays, the permitted hours on Sundays shall extend until thirty minutes past midnight in the morning following, except that -

i) The permitted hours shall end at 0000 hours on any Sunday on which music and dancing is not provided after midnight;

ii) Where music and dancing end between 0000 hours on any Sunday and thirty minutes past midnight, the permitted hours on that Sunday shall end when the music and dancing end

d. On Sundays immediately before bank holidays, the permitted hours shall extend until 0200 hours in the morning following except that -

i) The permitted hours shall end at 0000 hours on any Sunday on which music and dancing is not provided after midnight;

ii) Where music and dancing end between midnight on any Sunday and 0200 hours the permitted hours on that Sunday shall end when the music and dancing end.

e. The sale of alcohol must be ancillary to the use of the premises for music and dancing and substantial refreshment.

122 No person under fourteen shall be in the bar of the licensed premises during the permitted hours unless one of the following applies

- a. He is the child of the holder of the premises licence
- b. He resides in the premises, but is not employed there
- c. He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to and from which there is no other convenient means of access or egress
- d. The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary. In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as ancillary to their table meals.

127 Alcohol shall not be sold or supplied unless it is paid for before or at the time when it is sold or supplied, except alcohol sold or supplied:

- a. With and for consumption at a meal supplied at the same time, consumed with the meal and paid for together with the meal;
- b. For consumption by a person residing in the premises or his guest and paid for together with his accommodation;
- c. To a canteen or mess.

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

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

290 That no less than one Security Industry Authority licensed Door Supervisor shall be employed per 100 guest once minimum cover is in place.

307 That the maximum number of persons that may be accommodated within the licensed area at any one time shall not exceed 1250.

332 All children on the premises under 18 will be accompanied by a parent or responsible adult at all times.

334 That an age identification scheme shall be established and maintained. The scheme shall Require the production of evidence of age (comprising any PASS accredited card or passport or driving licence) from any person appearing to staff engaged in selling or supplying alcohol to be under the age of 18 and who is attempting to buy alcohol.

336 A personal licence holder shall be on the premises at all times that the premises is open to the public and for large private events.

340 That during events ensure that door supervisors, and the companies that supply them are registered with the Security Industry Authority.

341 That a minimum of two SIA door supervisors are on duty per entrance to any event.

342 That no alcohol to be consumed outside the Vinopolis tour or events spaces, unless it has been purchased in a sealed container for consumption off the premises in one of the premises designated areas.

343 That event builds are constantly monitored by managers to ensure complicity with safety procedures and contractors complete and present risk assessment forms for each build before access is allowed.

344 That during late events the designated duty manager (Designated Premises Supervisor) carry out external patrol with a member of the technical team, using a noise meter will check and control the amount of noise escaping the premises.

345 That a noise limiting system on amplified music be used.

346 That staff serving alcohol are trained to recognise when guest are reaching their limit of alcohol consumption

347 That event contractors/caterer builds, break downs and 'get outs' are not permitted between the hours of 02:00 and 07:00.

348 That refuse, including bottles and food waste will be stored inside the building between the hours of 23:00 and 07:00 to minimise noise in the local environment.

349 The area hatched green on the deposited plan shall not be used for the sale or supply of intoxicating liquor for consumption on the premises and while; a) The licence is subject to the condition and; b) the area hatched green is not connected by any internal communication open to customers with the part of the

licensed premises used for the sale or supply of intoxicating liquor for consumption on the premises the permitted hours in the hatched green shall be the same as in premises licenced only whatever the permitted hours in any other part of the licensed premises may be.

350 That the exterior doors at Stoney Street entrance has two sets of doors. The inner doors will be kept closed at all times during events. The doors between the Great Halls and the reception area these doors will also be kept closed during events and parties.

351 That the roof window Velux in the Mezzanine event space will be kept closed during events and parties to allow the efficient working of the air conditioning system.

352 That on entry on any late night public events will be enforced a policy of no entry/re-entry after 11:00 p.m. and that no queues will be formed outside the premises after 10:30 p.m.

353 That a taxi marshalling service is used for large events.

354 That underage visitors are offered a soft drink alternative at all wine testing stations.

355 That Alcohol will not be supplied for consumption off the premises after 2100 hours at any time of the year and will only be supplied through designated retail areas

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

Annex 4 - Plans - Attached

Licence No. 866700

Plan No. 95.28WW\K 005

Plan Date June 1998

Licensing Act 2003 Premises Licence Summary



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



Premises licence number

866700

Premises details

Postal address of premises, or if none, ordnance survey map reference or description	
Shadow Licence 1 Bank End London SE1 9BU	
Ordnance survey map reference (if applicable), 532465180395	
Post town London	Post code SE1 9BU
Telephone number 020 3319 3700	

Where the licence is time limited the dates

Licensable activities authorised by the licence

Plays - Indoors
Films - Indoors
Indoor Sporting Event
Boxing or Wrestling - Indoors
Live Music - Indoors
Recorded Music - Indoors
Performance of Dance - Indoors
Entertainment Similar to live/recorded music / dance - Indoors
Late Night Refreshment - Indoors
Sale by retail of alcohol to be consumed on premises
Sale by retail of alcohol to be consumed off premises

The times the licence authorises the carrying out of licensable activities

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

Plays - Indoors

Monday	08:00 - 00:00
Tuesday	08:00 - 00:00
Wednesday	08:00 - 00:00
Thursday	08:00 - 00:00
Friday	08:00 - 00:00
Saturday	08:00 - 00:00
Sunday	08:00 - 00:30

Southwark Council - Regulatory Services, Licensing team, Hub 1, 3rd Floor, PO Box 64529, SE1P 5LX
Switchboard - 020 7525 5000 Website - www.southwark.gov.uk
Strategic Director of Environment and Leisure- Deborah Collins

Films - Indoors

Monday	08:00 - 01:30
Tuesday	08:00 - 01:30
Wednesday	08:00 - 01:30
Thursday	08:00 - 01:30
Friday	08:00 - 01:30
Saturday	08:00 - 01:30
Sunday	08:00 - 01:30

Indoor Sporting Event

Monday	08:00 - 00:00
Tuesday	08:00 - 00:00
Wednesday	08:00 - 00:00
Thursday	08:00 - 00:00
Friday	08:00 - 00:00
Saturday	08:00 - 00:00
Sunday	08:00 - 00:00

Boxing or Wrestling - Indoors

Monday	08:00 - 00:00
Tuesday	08:00 - 00:00
Wednesday	08:00 - 00:00
Thursday	08:00 - 00:00
Friday	08:00 - 00:00
Saturday	08:00 - 00:00
Sunday	08:00 - 00:00

Live Music - Indoors

Monday	08:00 - 01:30
Tuesday	08:00 - 01:30
Wednesday	08:00 - 01:30
Thursday	08:00 - 01:30
Friday	08:00 - 01:30
Saturday	08:00 - 01:30
Sunday	08:00 - 01:30

Recorded Music - Indoors

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

Performance of Dance - Indoors

Monday	08:00 - 01:30
Tuesday	08:00 - 01:30
Wednesday	08:00 - 01:30
Thursday	08:00 - 01:30
Friday	08:00 - 01:30
Saturday	08:00 - 01:30
Sunday	08:00 - 01:30

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Switchboard - 020 7525 5000 Website - www.southwark.gov.uk

Strategic Director of Environment and Leisure- Deborah Collins

Entertainment Similar to live/recorded music / dance - Indoors

Monday	08:00 - 01:30
Tuesday	08:00 - 01:30
Wednesday	08:00 - 01:30
Thursday	08:00 - 01:30
Friday	08:00 - 01:30
Saturday	08:00 - 01:30
Sunday	08:00 - 01:30

Late Night Refreshment - Indoors

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

Sale by retail of alcohol to be consumed on premises

Monday	08:00 - 01:00
Tuesday	08:00 - 01:00
Wednesday	08:00 - 01:00
Thursday	08:00 - 01:00
Friday	08:00 - 01:00
Saturday	08:00 - 01:00
Sunday	08:00 - 01:00

Sale by retail of alcohol to be consumed off premises

Monday	08:00 - 01:00
Tuesday	08:00 - 01:00
Wednesday	08:00 - 01:00
Thursday	08:00 - 01:00
Friday	08:00 - 01:00
Saturday	08:00 - 01:00
Sunday	08:00 - 01:00

The opening hours of the premises

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

Monday	08:00 - 02:00
Tuesday	08:00 - 02:00
Wednesday	08:00 - 02:00
Thursday	08:00 - 02:00
Friday	08:00 - 02:00
Saturday	08:00 - 02:00
Sunday	08:00 - 02:00

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

Sale by retail of alcohol to be consumed on premises

Sale by retail of alcohol to be consumed off premises

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Switchboard - 020 7525 5000 Website - www.southwark.gov.uk

Strategic Director of Environment and Leisure- Deborah Collins

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

MB Bermondsey (Guernsey) Ltd
 Regency Court, Gategny
 Esplanade, St Peter Port,
 Guernsey, GY1 1WW
 02033193700
 darren.oleary@keystonelaw.co.uk

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

617417(Guernsey)

Name of designated premises supervisor where the premises licence authorises for the supply of alcohol

Martin J Scott

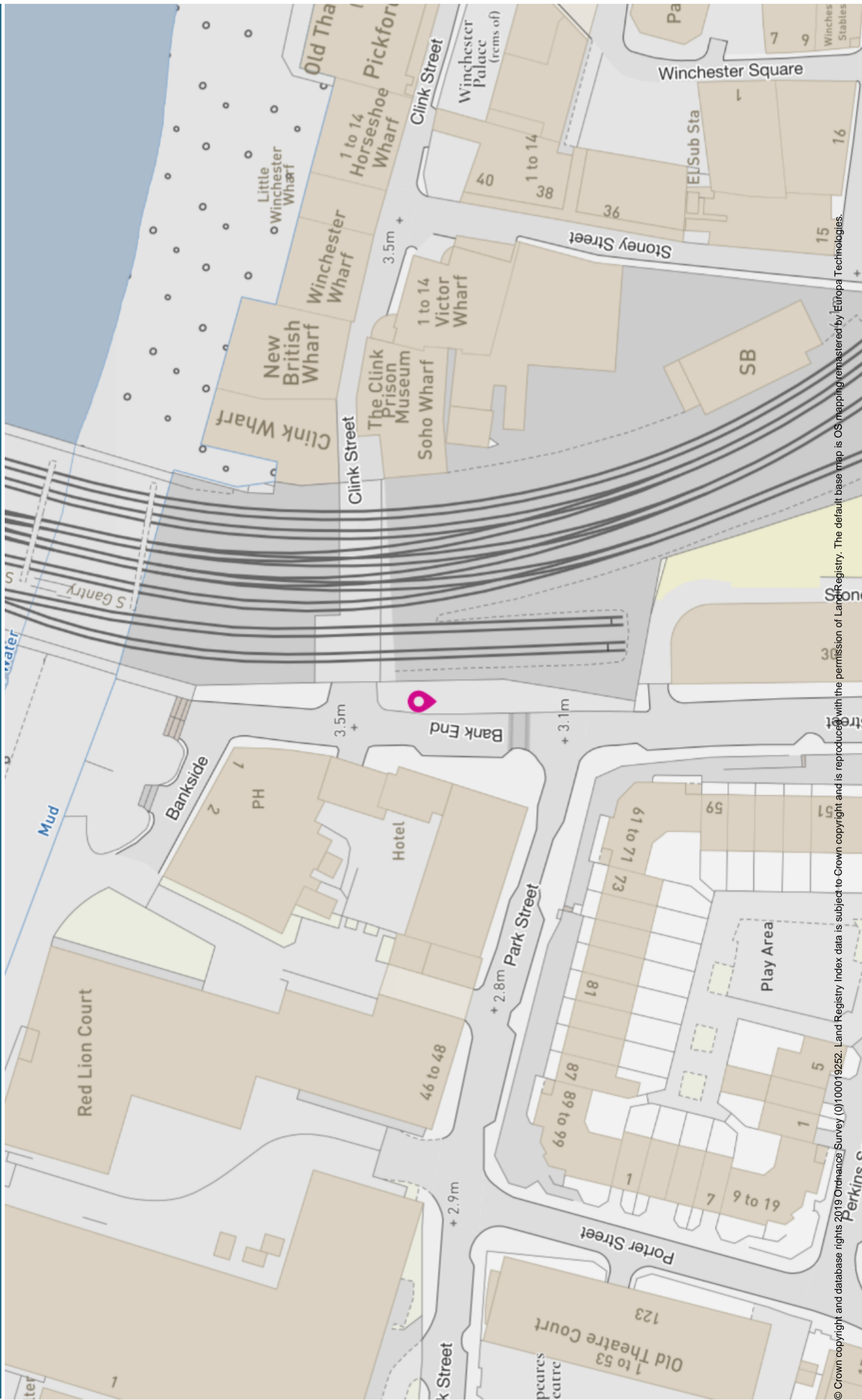
The sale of alcohol is not permitted until a suitable DPS has been specified

State whether access to the premises by children is restricted or prohibited

Licence Issue date 04/04/2019



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



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