

Licensing Sub-Committee

Thursday 29 July 2021
10.00 am

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 Dora Dixon-Fyle MBE
Councillor Maria Linforth-Hall

Reserves

Councillor Adele Morris

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: 21 July 2021



Licensing Sub-Committee

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Order of Business

Item No.	Title	Page No.
	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: ARCH 18, ARCH 18 ANGEL LANE, LONDON SE17 3FR	1 - 108
6.	LICENSING ACT 2003: APPLICATION FOR A PERSONAL LICENCE	109 - 115

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.”

7. LICENSING ACT 2003: APPLICATION FOR A PERSONAL LICENCE

ANY OTHER CLOSED BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

Date: 21 July 2021

Item No. 5.	Classification: Open	Date: 29 July 2021	Meeting Name: Licensing Sub-Committee
Report Title		Licensing Act 2003: Arch 18, Arch 18 Angel Lane, London SE17 3FR	
Ward(s) of group(s) affected		North Walworth	
From		Strategic Director of Environment and Leisure	

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Better World Brewing Pool Limited for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Arch 18, Arch 18 Angel Lane, London SE17 3FR.
2. Notes:
 - a) This application forms a new application for a premises licence, submitted under Section 17 of the Licensing Act 2003. The application is subject to representations from responsible authorities and is therefore referred to the Sub Committee for determination.
 - b) Paragraphs 8 to 11 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application is attached as Appendix A.
 - c) Paragraphs 12 to 15 of this report deal with the representations submitted in respect of the application. Copies of the conciliated representations submitted by the responsible authorities and attached to this report in Appendix B and copies of representations from Other Persons attached in Appendix C. A map showing the location of the premises is attached to this report as Appendix D.
 - 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 03 June 2021 Better World Brewing Limited applied for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Arch 18, Arch 18 Angel Lane, London SE17 3FR. The premises are described in the application as simply being:

“Arch 18 is a single storey railway arch, Better World Brewing plan to use the premises as a craft beer taproom (bar) and bottle shop (off licence), we also plan to sell coffee, tea and other items from a small range of local suppliers.”

9. The hours applied for are summarised as follows:
 - The sale by retail of alcohol (both on and off on sales):
 - Monday to Friday: 12:00 to 23:00
 - Saturday: 10:00 to 23:00
 - Sunday: 11:00 to 22:00
 - Opening hours:
 - Monday to Friday: 08:00 to 23:00
 - Saturday: 08:00 to 23:00
 - Sunday: 09:00 to 22:00

10. The designated premises supervisor is to be Nicholas Simon Marsh who holds a personal licence with the Hertsmere Borough Council.
11. The premises licence application form provides the applicant's operating schedule. Parts A, B, C, E, F, G, H, I, J, K, L, and M of the operating schedule set out the proposed licensable activities, operating hours and operating control measures in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in part M of the operating schedule will form the basis of conditions that will be attached to any licence granted subsequent to the application. A copy of the application and premises plan is attached to this report in Appendix A.

Representations from responsible authorities

12. A representation has been submitted by the Metropolitan Police, in their role as a responsible authority under the licensing objective of the prevention of crime and disorder, asking for additional conditions. The representation has since been conciliated and withdrawn. The representation and withdrawal is available in Appendix B. The additional agreed conditions are to be added to the operating Schedule:
 - That a CCTV system be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises.
 - That all CCTV footage be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.
 - That 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.
 - 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.
 - That customers shall use no outside area after 22:00 other than those who temporarily leave the premises to smoke a cigarette and No more than five people at one any time.
 - That all sales of alcohol shall stop 30 minutes prior to the terminal hour.
13. A representation was also submitted by the licensing authority in their role as Responsible Authority under the licensing objective of the prevention of crime and disorder, again asking for additional conditions and a reduction of on-sale hours of alcohol. The representation has since been conciliated and withdrawn. A copy of the representation, withdrawal and Dispersal Policy are available in Appendix B. The following conditions have been agreed to be added to the operating schedule:

To amend the operating hours as follows:

- Supply of alcohol (on the premises):
 - Monday to Saturday to cease at 22:30
 - Sunday to cease at 21:30
- That the accommodation limit for the premises shall not exceed 35 persons (excluding staff).
- That 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.
- That any 'off sales' of alcohol shall be provided in sealed containers and taken away from the premises; That clear legible signage shall be prominently displayed where it can be easily seen and read, requesting that alcohol sold as 'off sales' should not be opened and consumed in the vicinity of the premises.

Representations from other persons

14. Representations have been received from 25 other persons, 24 against the application (other persons A to X) and one person in favour (Other Person Y). These are all residents in the immediate vicinity who are concerned regarding the potential anti-social impact the new premises could have on the area. Many of the representations are a 'cut-and-paste' version of one another. They state that they were not consulted about the application, which is not required under the Licensing Act 2003. A full consultation has been carried out and the application has been correctly advertised. Redacted versions of the representations are available in Appendix C.

Conciliation

15. All representations were sent to the applicant and at the point of publication of the report; the representations of the Responsible Authorities have been conciliated, with additional conditions. An offer has been made for the applicant to send mediatory correspondence to all parties.

Premises history

16. Arch 18 has not been previously licensed. There is no history of temporary event notices (TENs) or complaints to this address.

Map

17. A map showing the location of the premises is attached to this report as Appendix D. There are no other premises in the immediate vicinity (100 metres).

Southwark Council Statement of Licensing Policy

18. Council assembly approved Southwark's statement of licensing policy 2021-2026 on 25 November 2020 and it came into effect on 1 January 2021.

19. 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.
20. 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.

Cumulative impact Area (CIA)

21. The premises is not situated in any of Southwark's CIAs. The premises is situated in the Elephant and Castle major town centre area.
22. Under the Southwark statement of licensing policy 2021 - 2026 the following closing times are recommended as appropriate within this area for these categories of premises:

- Closing time for restaurants and cafes:
 - Sunday to Thursday to 00:00 (midnight)
 - Friday and Saturday to 01:00 (the following day)
- Closing time for public houses, wine bars or other drinking establishments:
 - Sunday to Thursday to 23:00
 - Friday and Saturday to 00:00 (midnight).

Resource implications

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

Consultation

24. 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

25. 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

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

Principles for making the determination

28. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.
29. The principles which sub-committee members must apply are set out below.
30. The general principle is that applications for premises licence applications must be granted unless relevant representations are received. This is subject to the proviso that the applicant has complied with regulations in advertising and submitting the application.
31. Relevant representations are those which:
 - Are about the likely effect of the granting of the application on the promotion of the licensing objectives

- Are made by an interested party or responsible authority
 - Have not been withdrawn
 - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.
32. If relevant representations are received then the sub-committee must have regard to them, in determining whether it is necessary for the promotion of the licensing objectives to:
- To grant the licence subject to:
 - The conditions mentioned in section 18 (2)(a) modified to such extent as the licensing authority considers necessary for the promotion of the licensing objectives
 - Any condition which must under section 19, 20 or 21 be included in the licence.
 - To exclude from the scope of the licence any of the licensable activities to which the application relates.
 - To refuse to specify a person in the licence as the premises supervisor.
 - To reject the application.

Conditions

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

Reasons

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

Hearing procedures

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

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

41. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.

42. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity, and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.
43. As a quasi-judicial body the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors, and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.
44. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, working or engaged in normal activity in the area concerned.
45. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.
46. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Interested parties must live in the vicinity of the premises. This will be decided on a case to case basis.
47. Under the Human Rights Act 1998, the sub-committee needs to consider the balance between the rights of the applicant and those making representations to the application when making their decision. The sub-committee has a duty under section 17 Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.
48. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the magistrates' court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

Guidance

49. Members are required to have regard to the Home Office guidance in carrying out the functions of licensing authority. However, guidance does not cover every possible situation, so long as the guidance has been properly and carefully

understood, members may depart from it if they have reason to do so. Full reasons must be given if this is the case.

Strategic Director of Finance and Governance

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

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Licensing Act 2003 Home Office 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	Application for a premises licence and plans
Appendix B	Representations submitted by Responsible Authorities, withdrawals and Dispersal Policy
Appendix C	Representations submitted by Other Persons
Appendix D	Map of the locality

AUDIT TRAIL

Lead Officer	Caroline Bruce, Strategic Director of Environment and Leisure	
Report Author	Andrew Heron, Principal Licensing Officer	
Version	Final	
Dated	16 July 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	16 July 2021	

03/06/2021

Business - Application for a premises licence to be granted under the Licensing Act 2003 Ref No. 1687581

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

	Better World Brewing
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Notes for Guidance

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

(i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.

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

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

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

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

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

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

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

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

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

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

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

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

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

11. The application form must be signed.

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

13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
14. This is the address which we shall use to correspond with you about this application.
15. Entitlement to work/immigration status for individual applicants and applications

from partnerships which are not limited liability partnerships:

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

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

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

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

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

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

- o evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
- o evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or (iv) self-sufficient e.g. bank statements.

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

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

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

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

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

Home Office online right to work checking service

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

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

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

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

Premises Details

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

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

£	0
	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

	Arch 18
--	---------

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

Do you have a Southwark postcode?	Yes
Address Line 1	ARCH 18 ANGEL LANE
Address Line 2	
Town	LONDON
Post code	SE17 3FR
Ordnance survey map reference	
Description of the location	
Telephone number	██████████

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	Better World Brewing
------	----------------------

Address - First Entry

Street number or building name	89
Street Description	Coleridge Way
Town	Borehamwood
County	
Post code	WD6 2AE
Registered number (where applicable)	13148438
Description of applicant (for example, partnership, company, unincorporated association etc)	Limited Company

Contact Details - First Entry

Telephone number	██████████
Email address	████████████████████

Operating Schedule

When do you want the premises licence to start?

--	--

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

--	--

General description of premises (see guidance note 1)

	Arch 18 is a single storey Railway Arch, Better World Brewing plan to use the premises as a craft beer taproom (BAR) and bottle shop (Off Licence), we also plan to sell coffee, tea and other items from a small range of local suppliers.
--	---

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

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

Note 1

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

Operating Schedule part 2

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

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

Provision of regulated entertainment (Please read guidance note 2)

Provision of late night refreshment

--	--

Supply of alcohol

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

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

J - Supply of Alcohol

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

	Both
--	------

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

Day	Start	Finish
Mon	12:00	23:00
Tues	12:00	23:00
Wed	12:00	23:00
Thur	12:00	23:00
Fri	12:00	23:00
Sat	10:00	23:00
Sun	11:00	22:00

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

--	--

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)

--	--

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	Nicholas Simon
Surname	Marsh

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)	██████████
Issuing authority (if known)	Hertsmere Borough Council

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	08:00	23:00
Tues	08:00	23:00
Wed	08:00	23:00
Thur	08:00	23:00
Fri	08:00	23:00
Sat	08:00	23:00
Sun	09:00	22:00

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)

--	--

M - Steps to promote four licencing objectives

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

	Consideration of the southwark Council Licensing policy and pre-consultation with police licensing has been carried out to ensure the promotion of the four licensing objectives with particular regard to the cumulative impact policy/saturation zone/core hours
--	--

b) the prevention of crime and disorder

	<p>A Five camera CCTV system is in place covering all public areas of the premises *enabling frontal identification of every person entering in any light condition The CCTV system shall continuously record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings will be stored for a minimum of 31 days *with time and date stamping* and can be accessed and downloaded immediately when requested by the police or other authorised officer There will always be at least one person present whilst the premises is open to the public who is able to operate and download images from the CCTV An incident log shall be kept at the premises, and made available on request to the police or an officer of the Licensing Authority. which will record the following:</p> <ul style="list-style-type: none"> • All crimes reported to the venue • Any complaints received • Any incidents of disorder • Any faults in the CCTV system • Any visit by a relevant authority or emergency service • All ejections of patrons • All seizures of drugs or offensive weapons • Any refusal of the sale of alcohol
--	--

b) public safety

	<p>The premises will be maintained in a safe manner at all times All exits will be kept unobstructed, easy to open and clearly signed Written records of all accidents and safety incidents involving members of the public will be kept. These will be made available at the request of an authorised officer All staff will be trained in emergency procedures and training records maintained.</p>
--	--

c) the prevention of public nuisance

	<p>All refuse will be disposed of in an appropriate manner. Staff will be instructed to maintain all external areas in a clean and presentable manner at all times Notices will be displayed asking patrons to leave the premises quietly and to have respect for local residents No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance .All sales of alcohol for consumption off the premises shall be in sealed containers.</p>
--	--

d) the protection of children from harm

	<p>A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of ID are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS hologram. The premises will operate a "No ID, No Sale" policy at all times for persons who look under 25 Staff will be trained in the understanding of this policy and training records maintained for inspection if requested by the police or any other responsible authority A record shall be kept detailing all refused sale of alcohol. The record should include</p>
--	---

	<p>the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of the Council at all times whilst the premises is open After (*21:00) hours daily all persons under the age of 18 shall be accompanied by an adult</p>
--	---

Guidance note 10

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

Please upload a plan of the premises

	<p>Premises-Plan-FINAL.pdf</p>
--	--

Please upload any additional information i.e. risk assessments

--	--

Checklist

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

Home Office Declaration

Please tick to indicate agreement

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

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	John Hegarty
Date (DD/MM/YYYY)	03/06/2021
Capacity	Licensing Agent

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	Better World Brewing
Date (DD/MM/YYYY)	03/06/2021
Capacity	Borehamwood

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	John Hegarty Knight training ██████████ ████████████████████ ██████████ ██████████ ██████████
Telephone No.	██████████
If you prefer us to correspond with you by e-mail, your email address (optional)	████████████████████

GUIDANCE NOTES

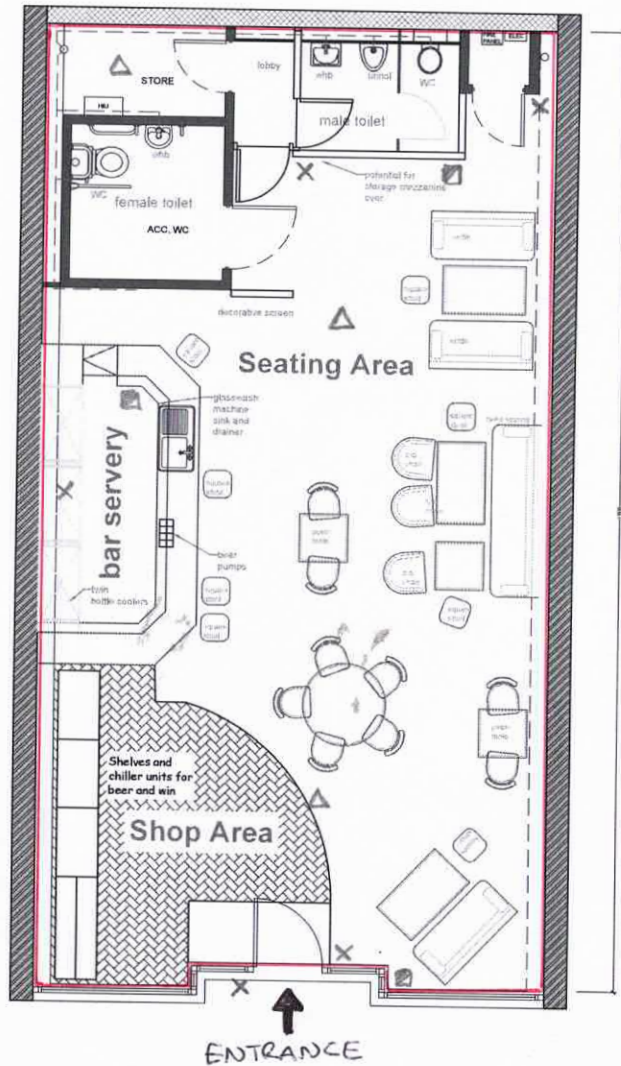
12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.

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.



PROPOSED BAR LAYOUT
SCALE 1:50 @ A2

KEY:

- - LICENSABLE AREA
- X - CCTV
- ☒ - FIRE EXTINGUISHER
- △ - FIRE/SMOKE ALARM

KEY	DESCRIPTION	DRAWN	DATE
△	FIRE/SMOKE ALARM		
☒	FIRE EXTINGUISHER		
X	CCTV		
—	LICENSABLE AREA		

QUATREFOILS
Chartered Surveyors and Construction Consultants

QUATREFOILS LTD.
BROOK HOUSE, 54 COMLEY WELL ROAD,
ULSBIDGE, MIDDELSEX, M8 3FA

TELEPHONE + 44 (0)20 3473 3257
EMAIL INFO@QUATREFOILS.CO.UK
WEB WWW.QUATREFOILS.CO.UK

CLIENT: Notting Hill Commercial Properties Ltd

PROJECT: Manor Place Depot, London SE17

TITLE: Indicative bottle shop / Bar layout

SCALE: 1:50 @ A2

DATE: FEB 2021

DRAWN: RM / PJ

CHECKED: RM

DWG NO: PR01/1974 DRAWING NO: PR01/1974/100 REV: 0

**POLICE
REPRESENTATION**

The Licensing Unit
Floor 3
160 Tooley Street
London
SE1 2QH

Metropolitan Police Service
Licensing Office
Southwark Police Station,
323 Borough High Street,
LONDON,
SE1 1JL

Tel: 020 7232 6756

Email: SouthwarkLicensing@met.police.uk

Our reference: MD/21/156/21

Date: 23rd June 2021

Dear Sir/Madam

Re: Arch 18, Arch 18 Angel Lane, London, SE17 3FR

Police are in possession of an application from the above for a new premises licence for the sale of alcohol on the premises. The terminal hour as requested are inside the guidelines set out in the Southwark Statement of Licensing. The application describes the operation as craft beer taproom (BAR) and bottle shop (Off Licence), we also plan to sell coffee, tea and other items from a small range of local suppliers.

A number of control measures have been offered by the applicant within the operating schedule, and the application. The Home office guidance issued under Sec 182 of the licensing Act 2003 'General principles' state that it is important in setting the parameters within which the premises may operate. Conditions must be precise and enforceable.

No accommodation limit has been supplied within the application so we are unable to assess if the requires SIA for customer and staff safety.

No drinking up time has been allowed between the sale of alcohol stopping and the terminal hour.

In its current format, I object to this granting of this licence, the applicant has not fully addressed the licensing objectives, in particular the prevention of crime and disorder licensing objective.

If the information requested is supplied the following control measures should be agreed and added to the operating schedule before the premises licence is granted.

1. That a CCTV system be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use

under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises

2. All CCTV footage 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.
4. That all staff are trained in their responsibilities under the licensing act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
5. That SIA registered door supervisors will be engaged when the premises are in operation, Friday, Saturday and Sunday and will be employed at all times until the end of business and all patrons have vacated the premises.
6. Customers shall use no outside area after 22.00hrs other than those who temporarily leave the premises to smoke a cigarette and No more than 5 people at one any time.
7. All sales of alcohol shall stop 30 minutes prior to the terminal hour

Submitted for your consideration.
Yours Sincerely

PC Graham White 2288AS
Southwark Police Licensing Unit
Tel: 0207 232 6756

POLICE WITHDRAWAL

From: [REDACTED]
Sent: Wednesday, July 7, 2021 4:10 PM
To: Heron, Andrew <Andrew.Heron@southwark.gov.uk>
Subject: FW: Representations

Andrew

See below, all agreed conditions 1 to 7 excluding 5 so No SIA required as only 35 customers and additional condition below re accommodation limited to be included
On this basis we withdraw are objection

Regards
Graham

Graham White | Constable
MPS Central South BOCU
Neighbourhoods Policing- Partnership & Prevention

Licensing Officer – Southwark

Mobile 07880 053191

MPS Internal 726756

MPS Telephone 0207 232 6756

From: John Hegarty [REDACTED]
Sent: 07 July 2021 15:39
To: White Graham S - AS-CU <[REDACTED]>
Cc: Heron, Andrew <Andrew.Heron@southwark.gov.uk>
Subject: Re: Representations

Hi Graham.

I can confirm agreement to the condition: The accommodation will not exceed 35 excluding staff.

Regards

John

From: [REDACTED]
Sent: 07 July 2021 14:02
To: John Hegarty <[REDACTED]>
Subject: RE: Representations

John

Yes I am happy to drop SIA as long as below condition included.

The accommodation limit will not exceed 35 excluding staff
If this agreed let me know along with which licensing officer dealing at the council and I will withdraw my objection

Regards
Graham

Graham White | Constable
MPS Central South BOCU
Neighbourhoods Policing- Partnership & Prevention

Licensing Officer – Southwark

Mobile 07880 053191

MPS Internal 726756

MPS Telephone 0207 232 6756

From: John Hegarty [REDACTED]
Sent: 07 July 2021 13:36
To: White Graham S - AS-CU [REDACTED]
Cc: Heron, Andrew <Andrew.Heron@southwark.gov.uk>
Subject: Re: Representations

Good afternoon Graham.

Further to your representations, I can confirm agreement with subsequent control measures 1 - 7.

Alcohol sales will cease: Mon - Sat 22:30, Sunday 21:30,
Terminal Hour: Mon - Sat 23:00, Sunday 22:00,

Premises accommodation Limit - 35

Measure 5, given the size of venue and accommodation limit I feel it may be a little onerous to engage SIA door supervisors.

Best Regards

John Hegarty

From: [REDACTED]
Sent: 07 July 2021 12:17
To: John Hegarty [REDACTED]
Subject: RE: Representations

Police are in possession of an application from the above for a new premises licence for the sale of alcohol on the premises. The terminal hour as requested are inside the guidelines set out in the Southwark Statement of Licensing. The application describes the operation as craft beer taproom (BAR) and bottle shop (Off Licence), we also plan to sell coffee, tea and other items from a small range of local suppliers.

A number of control measures have been offered by the applicant within the operating schedule, and the application. The Home office guidance issued under Sec 182 of the licensing Act 2003 'General principles' state that it is important in setting the parameters within which the premises may operate. Conditions must be precise and enforceable.

No accommodation limit has been supplied within the application so we are unable to assess if the requires SIA for customer and staff safety.

No drinking up time has been allowed between the sale of alcohol stopping and the terminal hour.

In its current format, I object to this granting of this licence, the applicant has not fully addressed the licensing objectives, in particular the prevention of crime and disorder licensing objective.

If the information requested is supplied the following control measures should be agreed and added to the operating schedule before the premises licence is granted.

1. That a CCTV system be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing a clear facial image of every person who enters the premises
2. All CCTV footage 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.
4. That all staff are trained in their responsibilities under the licensing act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.
5. That SIA registered door supervisors will be engaged when the premises are in operation, Friday, Saturday and Sunday and will be employed at all times until the end of business and all patrons have vacated the premises.
6. Customers shall use no outside area after 22.00hrs other than those who temporarily leave the premises to smoke a cigarette and No more than 5 people at one any time.
7. All sales of alcohol shall stop 30 minutes prior to the terminal hour

Submitted for your consideration.
Yours Sincerely

PC Graham White 2288AS
Southwark Police Licensing Unit

Tel: 0207 232 6756

Graham White | Constable
MPS Central South BOCU
Neighbourhoods Policing- Partnership & Prevention

MEMO: Licensing Unit

To Licensing Unit Date 1 July 2021
 From Jayne Tear
 Email jayne.tear@southwark.gov.uk

Subject Re: Arch 18, Arch 18, Angel Lane, London, SE17 3FR
 – Application for a premises licence

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

- Supply of alcohol (on and off the premises) on Monday to Friday from 12:00 to 23:00; on Saturday from 10:00 to 23:00 and on Sunday from 11:00 to 22:00
- Overall opening times shall be on Monday to Saturday from 08:00 to 23:00 and on Sunday from 09:00 to 22:00

The premises is described within the application as *'Arch 18 is a single storey Railway Arch, Better Brewing plan to use the premises as a craft beer taproom (BAR) and bottle shop (Off Licence), we also plan to sell coffee, tea and other items from a small range of local suppliers'*.

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.

Although this premises falls within the Elephant and Castle Major Town Centre Area It should also be noted the premises is surrounded by local residents.

This application has not left any time between the last sale of alcohol 'on sales' and the closing time when patrons should have left the premises, this can lead to conflict between staff and the customer having purchased an alcoholic drink for consumption on the premises minutes before closing time and being asked to either finish the drink or hand it back and to leave the premises. Additionally this will encourage patrons to rush consumption of alcoholic drinks at the same time of closing which can lead to antisocial behaviour problems when patron have left the premises. Therefore, to promote the licensing objectives I ask the applicant to consider amending the operating schedule for the 'on sales' of alcohol by bringing the finish time back by half an hour to allow for half an hours drinking up time as follows:

- Supply of alcohol (on the premises) on Monday to Saturday to cease at 22:30 and on Sunday to cease at 21:30

The operating schedule does not adequately address the licensing objectives therefore due to the limited information provided and to promote the licensing objectives I also ask the applicant to consider adding further conditions as follows:

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

Furthermore, due to the limited information on the application form and to promote the licensing objectives I also ask the applicant to provide the following information:

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

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

**LICENSING
WITHDRAWAL**

From: Tear, Jayne <Jayne.Tear@SOUTHWARK.GOV.UK>
Sent: Thursday, July 8, 2021 2:12 PM
To: John Hegarty [REDACTED]
Cc: Heron, Andrew <Andrew.Heron@southwark.gov.uk>
Subject: RE: REPRESENTATION RE ARCH 18

Dear John,

Thank you for your quick response.

As you have agreed to all within my email below (Sent: 08 July 2021 13:35), on that basis I can confirm that my representation is now withdrawn,

With kindest 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

For additional business support during the COVID-19 pandemic, please see the following links:

<https://www.southwark.gov.uk/health-and-wellbeing/public-health/for-the-public/coronavirus/covid-19-support-and-information-for-businesses-and-employers>

<https://www.gov.uk/government/publications/guidance-to-employers-and-businesses-about-covid-19/covid-19-support-for-businesses>

From: John Hegarty [REDACTED]
Sent: Thursday, July 8, 2021 1:56 PM
To: Tear, Jayne <Jayne.Tear@SOUTHWARK.GOV.UK>
Subject: Re: REPRESENTATION RE ARCH 18

Hi Jayne.

Lovely talking to you to.

Please accept this e-mail as confirmation of agreement to the amended operating hours, and conditions to the operating schedule.

Many Thanks

John

From: Tear, Jayne <Jayne.Tear@SOUTHWARK.GOV.UK>
Sent: 08 July 2021 13:35

To: John Hegarty [REDACTED]
Cc: Heron, Andrew <Andrew.Heron@southwark.gov.uk>
Subject: RE: REPRESENTATION RE ARCH 18

Dear John,

It was lovely talking to you yesterday

Thank you for your response to the representation submitted by me as responsible authority for licensing; for confirming your accommodation limit and for providing your dispersal policy (attached).

To avoid any ambiguity can you confirm that you agree to the following:

To amend the operating hours as follows-

- Supply of alcohol (on the premises) on Monday to Saturday to cease at 22:30 and on Sunday to cease at 21:30

To add the following conditions to the operating schedule-

- The accommodation limit for the premises shall not exceed 35 persons (excluding staff)
- 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
- Any 'off sales' of alcohol shall be provided in sealed containers and taken away from the premises
- That clear legible signage shall be prominently displayed where it can be easily seen and read, requesting that alcohol sold as 'off sales' should not be opened and consumed in the vicinity of the premises

If you can confirm that you are in agreement with all of the above I will be in a position to withdraw my representation,

With kindest 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

For additional business support during the COVID-19 pandemic, please see the following links:

<https://www.southwark.gov.uk/health-and-wellbeing/public-health/for-the-public/coronavirus/covid-19-support-and-information-for-businesses-and-employers>

<https://www.gov.uk/government/publications/guidance-to-employers-and-businesses-about-covid-19/covid-19-support-for-businesses>

From: John Hegarty [REDACTED]
Sent: Tuesday, July 6, 2021 12:38 PM
To: Tear, Jayne <Jayne.Tear@SOUTHWARK.GOV.UK>
Cc: Heron, Andrew <Andrew.Heron@southwark.gov.uk>
Subject: Re: REPRESENTATION RE ARCH 18

Good afternoon Jayne, hope you are well.

Further to your e-mail with regard to the above application, I would like to confirm agreement with the specified representations:

The supply of alcohol Monday to Saturday will cease at 22:30 and Sunday 21:30

All sales of alcohol will be provided in sealed containers and taken away from the premises.

Clear legible signage stating: Alcohol sold as off sales should not be opened and consumed in the vicinity of the premises.

Premises Accommodation 35.

Premises Dispersal Policy to Follow.

Best Regards

John

Dispersal Policy

Premises Name:	Arch 18
Address:	Angel Lane
	Southwark
	London
Postcode:	SE17 3F

This premises adheres to policy of respecting our neighbours and local residents, maintaining close relations and understanding any potential impact our operations may have. The premises manager is expected to deal appropriately with any complaints received and staff members are to support this in a reasonable manner.

This premises is committed to supporting and promoting safe conduct and responsible retailing, following the four licensable objectives and in line with the conditions of the Premises Licence.

With this in mind, all staff members are to be aware of and instructed to comply with the following, as part of their job role:

- A drinking-up time is implemented, 30 minutes before closing time, which assists with gradual dispersal of our patrons
- Customers are to be informed of this **before** this time has been reached and advised of:
 - Calling out, at regular intervals, as the time progresses & the terminal hour approaches
 - Staff to encourage customers to begin planning their departure
 - Make customers aware that they will need to finish their drinks
- Adequate signage will be present asking our customers to leave quietly
- Come their time to leave, staff will direct customers towards the main entrance and remind them politely, where appropriate, of leaving quietly and respecting our neighbours
- If a group of customers are found to be loitering near the building, staff will politely ask them to move on as quickly as possible
- To assist departure, staff will be required to:
 - Be aware of the local taxi telephone/contact details
 - Provide these, by way of verbal communication and the details kept of premises, when requested
 - Make customers aware of the displayed signage notifying them of the Premises Address when calling for a taxi
 - Remind customers of the above provisions as the terminal hour approaches
- Staff will reduce the music levels, to background audible level, towards the end of trading in line with the Licensable Hours allowed
- Staff are to consider increased lighting, where applicable, to encourage & remind customers of the terminal hour for departure

Where staff are unaware of how to comply with the above provisions or are unsure of how to properly adhere to these, it is **their** responsibility to ask the Premises Licence Holder/Manager/Designated Premises Supervisor for advice.

Displayed signage will be shown to each staff member and they should take care to ensure these remain in place. Should they not be, for any reason, this should be reported, to the appropriate person, at the earliest opportunity.

Declaration

A copy of this document will be kept on Premises and made available by authorised officers of the Local Authority.

The Premises Licence Holder will ensure that all staff are made aware of, understand and adhere to the requirements of this policy.

Name of Premises Licence Holder	Signature	Date
Name of Designated Premises Supervisor	Signature	Date

Additional Staff Members

I have read, understood and will comply with the requirements of this policy:

Name of Premises Licence Holder	Signature	Date

Continue on a separate sheet if necessary

Knight Training (UK) Ltd.
134 The Barracks
White Cross
South Road
LANCASTER
LA1 4XQ

Phone: 0330 999 3199
Email: info@knighttraining.co.uk
knight.training
knighttraining.co.uk



OTHER PERSON A

From: [REDACTED]
Sent: Monday, June 28, 2021 10:59 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to license application 874895

LICENSING SERVICE EMAIL

Subject : Objection to license application 874895
28th June 2021

PLEASE CONFIRM YOU HAVE RECEIVED THIS EMAIL

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895. http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026

[Please take the comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage and place suitable limits to operation]

<https://www.southwark.gov.uk/assets/attach/7473/Statement-of-Licensing-Policy-2021-to-2026-FINAL.pdf>

Section 8 - Prevention of Crime

There have been quite a few thefts within the development where people are stealing plants, stealing packages, calling our intercoms asking to be let in. We even had a man who managed to get into one of the buildings and let himself into one of my neighbour's flats. Considering our development is a stones throw away from Walworth police station, this does not deter local crimes.

We already are seeing crime go up in there area, particularly at Manor Place Depot. There certainly has been a noticeable increase in criminal activities, including people breaking into our bin stores doing drugs and leaving behind human faeces. including people sleeping in the arches of the development. The crimes will only increase with a bar opening up on Angel Lane.

The application does not address the highly potential risks of crime increase and I would like this to be addressed.

I would like to propose the following resolutions:

- 1 - Recruit security and patrol officer to secure the area ensuring intoxicated customer of your bar are not loitering or causing nuisance within the development
- 2 - Recruit a cleaner who will walk around the development to clear all litter of empty bottles/containers that are sold by your outlet/bar
- 3 - Have an earlier closing time reduced to 9pm instead of 11pm
- 4 - If the tenant leaves, then the license should automatically be terminated and not passed on to new tenants.

Section 9 - Public Safety

I have a 6 year old child who likes to play within the development and I now do not think it is safe for him to be out amongst alcohol consumers of the bar. Angel Lane is meant to be a quiet residential street with a few commercial properties not intended for bars or crowded venues. This will bring more people to the street which will not make safe when too many people are fro outside the area are hanging around. I fear there will be harassment from the tenant's customers.

Section 10 - Prevention of Public nuisance

The longer the opening hours the more likely consumers of the bar will become a nuisance with longer drinking hours. This will include drunks, and non drunks making lots of noise in a residential area where most of our bedrooms are on Angel Lane side facing. it is inevitable that customers of this bar will vandalise, urinate on our building.

Section 11 - The Protection of Children From Harm

I want to protect my 6 year old son from drunks, and crowds of this sort of manner. my son will feel completely intimidated and the risk is high of crimes being committed particularly when people are heavily intoxicated. my son's bedroom also faces Angel Lane. I do not wish to take the risk of him hearing or seeing inappropriate behaviours . I do not wish to expose my son to people urinating, loitering around our building. He will not feel safe and already is anxious around crowds, let alone rowdy ones.

The opening of the bar, or the type of license that will be granted will cause a reduction in our quality of life. This will cause potential loud music until 11pm 7 days a week when my son and I go to bed early for school and work. There needs to be a limit to the acoustic as well as the level of noise allowed.

Prior to purchasing our property I specifically asked if there would be a bar and was told no. The commercial properties were going to be cafes, deli and commercial offices. Had I known that a bar would be literally right outside my property I would have reconsidered buying my property within the Manor Place Depot.

This feels like deception by Nottinghill Genesis for changing the use of premises. I am very disappointed.

I would really appreciate if you could take all of the above into consideration.

Kind Regards

██████████

OTHER PERSON B

From: [REDACTED]
Sent: Friday, June 11, 2021 12:32 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]
Subject: Objection to a licence application number 874895

Date 11/06/21

Dear Licensing Service

I wish to make a formal objection to the application number 874895
http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs .

I am a resident within 100m of the site. Unfortunately residents were not properly informed of the change of use (letters were not received by residents within 100m) and we were not given the appropriate opportunity to voice our concerns about the change of use as part of that application.

I have written to the planning inspectorate and been told they cannot look at an appeal as I am not the original applicant and to liaise with the local planning team. I am going to lodge a formal complaint that the residents were not given due process to comment on the application.

Under the change of use they have been restricted to:

- **restricted opening times, o Monday - Friday: 4pm - 11pm o Saturday: Noon - 11pm o Sunday: Noon - 10pm**
- **no outdoor seating areas or use of external area**
- **no operational features such as amplified sound.**

I now turn my attention to the licence application for the arch. Using your criteria for an objection:

Prevention of crime and disorder

There have been a number of recent incidents in the development including 10 bikes being stolen in one night, as well as furniture and plants from the flats on the ground floor, and people trespassing in the buildings. Allowing a drinks licence for off site sales in this area is not a good idea as there is already a lot of crime and disorder in the streets around the development and the last thing this area needs is another place that sells take away drinks. A drinks establishment could encourage certain people to this area and they could loiter and cause residents undue stress. The application only looks at the internal requirements of the premises and does not mention anything about the Manor Place Depot site as a whole.

Resolution – do not allow an off site licence.

Resolution – do not allow the licence in perpetuity, if the tenant changes the licence should cease.

Resolution – limit the operating hours to 9pm.

Resolution – require a security guard during opening hours.

Prevention of public nuisance

Despite a noise impact study, as a resident I can tell you that any noise on Angel Lane is heard on the 6th floor due to the acoustics of the development. This means that with the opening hours as they are, residents will be disturbed beyond 11pm each night as customers leave the venue via Angel Lane & Danson Mews. Nearly all resident bedrooms face Angel Lane/Danson Mews so we will be unfairly impacted by this one commercial unit.

Litter is also another major issue on the road as it is open to the public we already have smashed bottles and cans left on the road each night as people cut through, and used needles have been found as well. Having a off site licence will no doubt increase litter issues across the development.

Resolution – do not allow an off site licence.

Resolution – do not allow the licence in perpetuity, if the tenant changes the licence should cease.

Resolution – limit the operating hours to 9pm.

Resolution – require a security guard during opening hours.

Public Safety

Further to the above, Angel Lane is part of a private estate as such it is a private road. I am concerned that Notting Hill Genesis does not have the adequate insurance cover for the shared open spaces at the moment, and even more concerned that there is not adequate insurance/liability for a drinking establishment or their additional customers accessing via the private estate. Any insurance issues will have a negative impact on residents and increase our Service Charges. The application only looks at the internal requirements of the premises and does not mention anything about the Manor Place Depot site as a whole.

Resolution – do not allow an off site licence.

Resolution – do not allow the licence in perpetuity, if the tenant changes the licence should cease.

Resolution – limit the operating hours to 9pm.

Resolution – require a security guard during opening hours.

Protection of children from harm

There are a number of babies and children in the development; a drinking establishment could increase the potential for harm directly or indirectly; as well as the increased noise. A drinking establishment is not conducive to a private development of this kind. The application only looks at the internal requirements of the premises and does not mention anything about the Manor Place Depot site as a whole.

Resolution – do not allow an off site licence.

Resolution – do not allow the licence in perpetuity, if the tenant changes the licence should cease.

Resolution – limit the operating hours to 9pm.

Resolution – require a security guard during opening hours.

Please take these comments on board before deciding if the licence can be granted, and if it is granted please take these comments on board to limit the licence with the residents in mind.

Kind Regards

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

OTHER PERSON C

From: [REDACTED]
Sent: Wednesday, June 23, 2021 5:49 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to license application 874895

22 June 2021

Dear Licensing Team,

I would like to make a formal objection to Licensing Application number 874895.

http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs

I would much appreciate a formal reply confirming you've received this email.

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18. I along with many other residents of Manor Place Depot were not properly informed of the change of use application.

We have received no letters and were not given an opportunity at any point to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I also wish to directly address the application for the license of Arch 18, and will use Southwark Council's own criteria laid out in the Southwark Statement of Licensing Policy 2021-2026.

Please take my comments into consideration when deciding if the license should be granted, and if it is granted please consider us - the residents who have not had a chance to challenge the change of usage and place suitable limits to operation, and whose quality of life will deteriorate if this licencing application is successful.

Section 8 - Prevention of Crime

There have been multiple crimes recently in our development. These involve acts of theft from ground floor properties, usually occurring in the evenings after 10pm. My flat was the target of such thefts. Our tree was stolen - the thieves entered our property while my family and I were in the flat, and it scares me to think what could have happened had we confronted the thieves. Earlier, my bike was stolen from the back terrace (which is only a few meters away from the arches). At least on one occasion a drunk person tried to lean over the terrace and steal my dog.

The criminals - despite CCTV within the development, and our proximity to the police station - freely enter the ground floor properties, and at least on one occasion have tried to enter the flat itself. On a regular basis (at least a few instances per month), there are attempts of people breaking into the lobbies of the buildings within our development to steal parcels left in the postroom for residents.

I personally encountered the thieves as they were carrying stolen plants from another property, and am certain they were under the influence of alcohol and/or drugs. It scared me to think what could have happened if I met them on my doorstep, and needless to say I have concerns over my safety as well as my neighbours' if the

license is granted and the likelihood of crime under the influence of alcohol is bigger.

There have also been multiple bike thefts from the arches as well as the residents' bike storage areas, both in the evenings and in broad daylight.

It is clear that our development - Manor Place Depot - is already experiencing high levels of crime and disorder. I have personally passed drunk people shouting and taking drugs by the arches directly opposite my flat, and it left me feeling unsafe. I strongly believe that if the license is approved and alcohol is more freely available from the bar in Arch 18, this will further heighten the number of crimes occurring in this area.

The application in question only focuses on the prevention of crime within the premises. It does not consider the impact this will have across our residential development.

My family and our neighbours bought flats in this development to have a home, to have a family and to feel safe. That is currently not the case.

Resolution - *Do not hold the license in perpetuity. If the tenant changes, the license should automatically terminate.*

Resolution - *Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.*

Resolution - *Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).*

Section 9 - Public Safety

Licence holders have a responsibility to ensure the safety of those using their premises. But what about the residents who live within the development? I strongly believe this license will decrease public safety around the premises and throughout the development. As outlined in the previous point, public safety is currently one of our top concerns as residents, and this license application makes me worry that accidents, injury and other immediate harm will happen as a direct result of this application being approved for Arch 18.

Due to a lack of bins throughout the development, including on Angel Lane and Occupation Road (streets on both sides of our residential buildings), there is already a noticeable amount of waste. I am greatly worried that the new establishment planned to open in Arch 18 (assuming their license is approved) will lead to an increase in the number of dangerous rubbish being loitered around our development - including broken glass bottles, beer cans, cigarette butts, rotten food from old takeaway bags, sharp objects (broken forks and knives) etc. Due to lack of bins and the flats' proximity to Arch 18, the rubbish will undoubtedly be thrown into the bushes directly in front of ground floor flats (my flat included). This poses a significant risk to residents, including children as well as dogs - my dog has stepped on broken glass several times while walking out of our building, and has tried to eat cigarette butts thrown onto our terrace.

Angel Lane is a private road (not a council owned property). In the case of an injury due to a drunken fall or anything else, the residents' collective insurance/liability is at risk, which will have a negative impact on our service charges. The tenants of Arch 18 would in this case have no obligation to cover these costs.

Resolution - *Require the tenants to contribute to the daily cleaning on Angel Lane and the communal areas of the development*

Resolution - *Do not allow operation as an off license*

Resolution - *Do not hold the license in perpetuity. If the tenant changes, the license should automatically terminate.*

Resolution - *Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.*

Resolution - *Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).*

Section 10 - Prevention of Public nuisance

Although the license for Arch 18 may state that no music is to be heard outside the property, that will be impossible. Following a professional assessment from one of my ground floor neighbours (who is a professional sound engineer), the conclusion is that for Arch 18 to achieve this would require almost 24" of sound isolation across its entire frontage and what can be considered an airlock for the entrance. This would be incredibly expensive and therefore we have no doubt it would not be installed by the tenants.

To put it simply - all residents on the ground, first and higher floors would be able to clearly hear the noise (whether that's music, chatter or drunken shouting) coming from Arch 18.

We bought our flats as homes and worry about the negative effect this would have on our lives.

Most residents on Angel Lane have flats with bedrooms facing the arches, and the noise will be heard and will keep residents awake at night, as well as disturb our days as many of us continue to work from home and spend the majority of our time at home. The flats facing Angel Lane's layout is also designed so that the smaller second bedroom (which is primarily used for kids bedrooms) faces the Arches. My partner and I purchased this flat so that we could have a home to grow our family, as did many of our neighbours, and this level of noise would be unbearable for anyone, especially children, who would be the ones closest to the noise.

This is only considering noise which is generated directly from within the premises. When you consider drunken customers shouting in the streets, the issue becomes significantly larger.

Public urination next to and underneath the arches is already an issue, which will be exacerbated by drunken customers in need of a place to relieve themselves on the way home from Arch 18 or after a smoke break, or whilst using the communal gardens in our development to drink. I live on the ground floor and this is already an issue for me and my family, and so I am very concerned that urination and littering will take place against the ground floor terrace bushes of our flats.

Resolution - Do not allow operation as an off license

Resolution - Insist on significant soundproofing to be installed on the premises frontage, and for all doors to be kept closed at all times, with no external seating or guests lingering in front of the premises

Resolution - Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.

Resolution - Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).

Section 11 - The Protection of Children From Harm

There are disproportionately more young families on Angel Lane, compared to the flats in Danson Mews (the other section of the Manor Place Depot development), partially due to the fact that there are shared ownership properties available on Angel Lane. My flat is one such property, my partner and I bought it in order to have a home for our growing family.

As mentioned before, the smaller bedrooms all face the arches, and due to the short distance from our flats to the arches, sound carries clearly onto our terraces and through open windows.

I cannot stress this enough - it is abundantly clear that a drinking establishment of any type (and especially the tenants who require such licensing) has absolutely no place within a residential development such as Manor Place Depot.

Drunken customers will undoubtedly use strong language, cursing and shouting at each other at all times of the night and day, within earshot of children with their bedroom windows open (or simply out on the terrace). Customers stepping out of the premises to smoke cigarettes will lead to smoke flowing in to children's bedrooms, and I do not have to explain the harm this will cause to our children's health.

As mentioned earlier in this email, I strongly believe direct harm to children will come from broken glass bottles and cigarette butts left throughout the development. Children will easily hurt themselves on such objects while simply playing on the terrace of their own home, or while walking out of the building, playing in the communal areas etc.

Resolution - Do not allow operation as an off license

Resolution - Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.

Resolution - Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).

Resolution - Do not allow - under any circumstances - loitering or smoking in front of the property

Please feel free to contact me if you have any questions or would like to discuss this matter in more detail.

Kind regards,

[Redacted]

[Redacted]

OTHER PERSON D

From: [REDACTED]
Sent: Tuesday, June 29, 2021 7:56 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to license application 874895

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895.
http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHR04tcwCGMnwQNx5nrdVkJASkD4_xeHPW6NcZYDs

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I now wish to explain the reasons as to why I object to this application for the license of Arch 18 and will use Southwark Council's own criteria laid out in the Southwark Statement of Licensing Policy 2021-2026

Please take my comments in to consideration when deciding if the license should be granted, and if it is indeed granted then please can you consider the residents who have not had a chance to challenge the change of usage and voice their concerns.

Section 8 - Prevention of Crime

There has been a number of recent incidents of theft from ground floor properties in the evening around 22:00-23:00. Criminals are climbing over patio fences to steal garden furniture and breaking into bicycle stores to steal expensive push bikes. There is also frequent attempts of people trying to gain access in to the lobby areas of the development and stealing amazon parcels left by delivery drivers. This is despite the property being meters from the Walworth Road Police Station.

As the Manor Place Development is already experiencing crime and disorder it is my firm belief that adding alcohol to the equation, known to reduce inhibitions, will only further exacerbate the issues. Additionally, it is my concern that social drug taking and the associated dealing of drugs will take place more frequently underneath the pedestrian railway arches on Angel Lane.

The application only focuses on prevention of crime within the premises and does not consider it's impact across the residential development

To resolve this I believe the following safety measures should be implemented;

- Having door staff during operating hours
- Limit the sale of alcohol from 2000 hours until closing

- Should the tenant change then the licence given should be automatically terminated and the new owner have to reapply and the previous history of the place be taken into consideration.

Section 9 - Public Safety

I am concerned that due to the alcohol licence there will be people allowed to drink for several hours up until 2300 hours Monday to Saturday and till 2200 hours on Sunday. I fear this can cause issues for people coming in and out of their premises having to go past people who are heavily intoxicated and not aware of their behaviour.

Section 10 - Prevention of Public nuisance

The fact that with this premises the owners can play amplified music until late in the night which as this is a quiet confined area right next to large property complex will mean that the sound travels very far and is amplified already by the confined space. I know this because we already have noise nuisance issues caused by people using the arches to do fitness classes each Sunday morning whereby they are not only shouting but playing amplified music.

This type of behaviour as affected me personally as I work 12 hour shifts and finish at 7am in the mornings on some Sundays so what with travelling back home I only get a few hours sleep before I am woken up by amplified music which goes on for several hours.

Section 11 - The Protection of Children From Harm

This is a residential area with several families who have young children who will be subjected to seeing drunk people being antisocial which not only comes with people swearing but also violent towards each other. Young impressionable children should not have to be subjected to this. I believe there is already enough places for people to go and drink within the local area. Such as The Red Lion pub, The Good Intention pub and also the Wetherspoons in Elephant & Castle.

Kind Regards,

██████████

OTHER PERSON E

From: [REDACTED]
Sent: Wednesday, June 30, 2021 2:06 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Re: Licence application 874895 Arch 18, Angel Lane SE17 3FR

Dear Licensing Team,

I wish to make a formal objection to licensing application ref 874895.

I am a resident at [REDACTED]
Myself and my fellow residents was not informed of this either by post or signage around the development so therefore wasn't given the opportunity to voice our concerns.

I now wish to address directly the application for the licence of Arch 18 and will use Southwark council statement of licensing act 2003, Environmental protection act 1990 and the four licensing objections under The prevention of crime and disorder, public safety, the prevention of public nuisance and the prevention of children from harm and give my reasons.

Please take my comments into consideration when deciding if the licence should be granted, and if granted please consider the residents and put restrictions in place.

* Section 8 - Prevention of crime:

At Manor place development we are already experiencing many issues this includes thefts of plants, garden furniture, attempted break ins to ground floor flats and People climbing over patio fencing and trying to gain entry into the intercom security doors to get into the main buildings. The following are crime references and logs that have been reported crime ref 3011630/21 and MDRT00750878 and 8983891306 and 3011473/21.

Residents have witnessed drug taking and selling on Angel Lane and Occupation rd, Small groups of men breaking entry into bin stores and sitting inside drinking alcohol and defalcating on the floor, bike thefts from locked units on Angel Lane arches. Unfortunately having Walworth police station metres away from the development does not seem to deter crime.

The application only focuses on prevention of crime within the premises and does not consider its impact across the residential development.

Having a establishment potentially open 7 days a week, 15 hrs a day with intoxicated people will cause a breach of the peace/ affray and physical and verbal abuse to residents and passers by.

* Section 9 - Public safety:

At Manor place, Angel Lane where the arches is situated is a private road, therefore we do not have a council sweepers or have street bins . There would be an increase in littering, broken bottles, vomiting, spilt alcohol, outdoor smoking and cigarette butts, loitering and increased urination so this would result in a additional charge to resident services.

*Section 10 - Prevention of public nuisance:

Angel Lane is a private road and occupation rd is a council road but also no parking, we already have a problem with illegally parked vehicles causing health and safety with blocking the roads and disabled bollards preventing emergency services getting to our blocks and causing a nuisance with leaving the vehicle hazard lights on all night. This will increase as people will be parking or being dropped off/ picked up, taxis's also adding an existing issue. Deliveries to the establishment such as barrels, cylinders and bottles and bulk refuse blocking road.

Occupation Rd is a NO parking road these rules were set out by Southwark council when permission was given for our residential flats to be built.

Manor place has 3 blocks Danson mews, Angel Lane and occupation rd which all have adapted flats within them which house residents with serious medical conditions and having a bar opposite for such long hours can be draining and have an impact on our Residents mental health.

*Section 11 - The prevention of children from harm:

We have 2 autistic children that live in occupation rd and have increase sensory to hearing and having amplified music and vibrations and other entertainment this will cause, playing all day 7 days a week will have an detrimental affect on the children . Having a bar opposite a residential building where young children live and can look out there bedroom windows and see and hear people drinking, smoking and swearing is not what I want my child to experience on a daily basis.

Children have to wake early for school and the bar to be closing at 11pm all week is very late.

Also in the planning application under the above topic it states " after 9pm daily all persons Under the age of 18 shall be accompanied by an adult" NO children should be allowed in the bar at any time and this shouldn't be encouraged.

I'm a concern resident and totally against the bar going ahead and have put my concerns above with reasons why.

If the panel agrees that the licence will go ahead please take into consideration that of the residents and add restrictions to the licence.

Restrictions I feel are reasonable are:

- * opening no earlier then 11am closing no later then 8 pm Monday to Saturday and closed Sunday with alcohol sales only permitted on premises during these times.
- * Security guard on the door (to be covered by the business).
- * bar delivery's during 9-5 Monday - Friday
- * strictly over 18s only permitted on the premises.
- * if the tenant sells/ leaves premises then the licence to automatically terminate and not carry on with new owners.
- * to clean/clear directly outside of the premises.
- * Music only played on the inside of premises with doors closed and within a low safe decibel for a residential development under the noise pollution act.

I would be grateful if you could email me a conformation that you have received my objections.

Kind regards



OTHER PERSON F

From: [REDACTED]
Sent: Monday, June 28, 2021 3:06 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to license application 874895

Southwark licensing team,

Although a local Councillor for [REDACTED] I am submitting this objection as a local resident of Angel Lane, where the application has been made. [REDACTED]
[REDACTED]

Background info.

Manor Place Depot, comprising of properties along Angel Lane, Danson Mews and Occupation Road is a mixed tenure development let and managed by Notting Hill Genesis Housing Association. The commercial Arches run North to South along Angel Lane within this development.

In line with Southwark Council's planning policy there is a focus within the development on 2,3 and 4 bedroom properties which are most suitable for families, directly addressing the area of acute housing need in the borough. The decision was taken at planning stage by Notting Hill Housing Trust to concentrate the affordable (shared ownership) family sized properties on the ground floor and first floor of Angel Lane, preferring to concentrate market rate properties on the higher floors to increase their value. This is the case in the proximity of Arch 18 where this 08:00-23:00 alcohol license is being pursued, meaning those most affected by this application are those we as a council are trying to serve the most.

The application for an alcohol license came as a shock to many on Angel Lane as the original outline planning permission did not have A4 use as a permission for the arches, giving the right to sell alcohol in bars and public houses etc. Flexible permission was given on the grounds of A1, A2 and A3 use, but not A4. Indeed the freeholder Notting Hill Genesis recently pursued a change of use permission for Arch 18 without consultation with residents. Needless to say this behaviour by a supposed social landlord has not gone down well with residents set to become most affected.

On top of that the Angel Lane/Occupation road area has already been blighted in recent months by theft, burglary and anti-social behaviour, some of which I will mention later, due to the secluded nature of the complex and the empty arches in the middle of the street. It is my view that this situation will only be made worse by a venue supplying alcohol late in to the night.

Material considerations.

Licensing policy states all applications must adhere to the four licensing objectives to be approved;

- 1) Prevention of Crime and Disorder
- 2) Prevention of public nuisance

- 3) Public safety
- 4) protection of children from harm

I lay out objections to this application on all four grounds below.

1) Prevention of Crime and Disorder

In the application Better World Brewing state that use of the on-site CCTV will be used to address any crime and disorder issues. The reality is that the CCTV system mentioned has been completely ineffective at deterring a spate of robberies which have occurred on Angel Lane and Occupation Road. These crimes have been reported to the Local SNT, Local Police and the Freeholder and despite clear CCTV images being captured no follow up policing work has been done. As such the area continues to suffer from burglaries and theft, particularly the ground floor properties which will lay directly adjacent to this premises.

Crime numbers for just some of this reported activity are;

MDRT00750878

8983891306

3011473/21

Although Better World Brewing state a member of staff will be on the premises should crimes need to be reported this will only deal with issues directly on the premises and not the surrounding area. As mentioned in the background info Angel Lane is a secluded side street where ASB is already an issue. I have attached photographs which show the lay out of the street, including the empty arches which are unsighted from any neighbouring side road, making them the ideal spot for crime and disorder. Other types of ASB being experienced by residents are defecation and drug taking in the bin store cupboards, noise nuisance in the arches and littering from small social gatherings.

As local councillors we know the under resourced local police struggle to respond to reports of low level crime across our borough - and it is my view that the secluded nature of Angel Lane coupled with a 23:00 alcohol license will make the ideal combination for an un-policeable location, particularly at night. With that in mind the only way we have to ensure the prevention of crime and disorder is to make sure inappropriate licenses such as this are not granted.

2) Prevention of Public Nuisance

In this section I would like to focus particularly on noise nuisance, as I believe Better World Brewing are capable with the facilities available of avoiding other forms of Public Nuisance. However, when it comes to noise nuisance in this category BWB simply state in their application "no noise from the premises... will emanate from the premises". This assertion in itself, with no stated mitigation tactics, is utterly unserious.

Not only is the applicant applying to run a license until 11pm Monday-Saturday but until 10pm on Sundays. It is impossible for any committee members to sincerely believe that an alcohol premises open until these hours will emanate NO noise from

the premises. Furthermore, the applicant has also applied for the right to host music events under a capacity of 5000 at the premises. To give members some clarity, the front entrance of the premises lies just twenty feet from the closest resident's window and under current covid restrictions (likely to stay in place for some time) all indoor businesses are obliged to provide ventilation in order to make the premises Covid secure. This would mean access doors at both the front and back of the premises will be open whenever staff or customers are present on site, making their assertion that NO noise will emanate from the property simply not credible. If they have a DJ or a band playing and the doors are open, people are drinking, the sound is going to emanate and affect a large number of residents living just half the distance of a football penalty spot away.

On top of this Angel Lane itself, by design, projects sound up and down the street. The road is narrow and surrounded on both sides by high walls, meaning noise carries to affect properties the entire length of the street. The applicant in this case has made no credible attempt to ensure residents of the street will not be affected by the noise from their premises 15 hours a day, 6 days a week (13 hours a day on Sundays). I have attached photographs to this objection to demonstrate the proximity of the premises to nearby resident lots as well as the design of the street generally. Indeed, the street by design was not intended for this type of premises, which is why the outline planning permission did not give A4 use in the commercial spaces here.

3) Public Safety

Although the applicant has given assurances about public safety within the premises neither they, nor the freeholder Notting Hill Genesis, have made any assurances around public safety in proximity of the venue, particularly in reference to hazardous waste.

In particular I make reference to the bottles and cans sold on-site for consumption off-site of the premises. The development already has an issue with litter and street cleaning generally as it is not patrolled by council services and the level of service provided by the freeholder on this issue is poor. In their application no provisions have been made by the applicant to keep the surrounding area clean and swept from dropped cans or broken glasses or bottles as customers come and go, or purchase and consume their products off-site in the surrounding areas or communal garden.

They also make no mention of security or security trained staff who will be employed on site during opening hours. This seems to be a significant oversight given the nature of the application and issues of anti-social behaviour and low level crime in the area.

4) Protection of Children from Harm

In relation to this I again make reference to the proximity of the premises to residential lots, including those of families with children. Although the applicant has again made provision for protection of children from harm within the premises, they have made no reference to children living in properties directly adjacent to this premises. The noise and nature of an alcohol serving premises open at the hours the

applicant seeks will without doubt harm the lived enjoyment of children who are just 20 feet away from a bar that is open 16 hours a day and directly overlooking the premises.

Conclusion

To sum up it is my firm belief that the application for this license is entirely inappropriate given the surrounding residential environment and family make up of those who live here. On-top of this the applicant has laid out little or no mitigating steps to protect local residents from the nature of its business model.

As i have stated the original plans for this new development did not include provision for A4 licensed premises and it did not do so for a reason. That reason being that the peaceful enjoyment of resident's property can and will be affected should a premises of this nature open in these surroundings.

With that in mind I request that the committee reject this proposal.

I have had to attach the photographs via google drive as the file is too big.

Best wishes,

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

OTHER PERSON G

From: [REDACTED]
Sent: Wednesday, June 30, 2021 8:03 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]
Subject: Licence Number: 874895

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

To whom it may concern,
as a local resident, I wish to register my objection to the above Alcohol Licence application on the following specific grounds:

Amplified pre-recorded music and performance music between the hours of 10am and 11pm every day of the week.

This is primarily a residential area of elderly /seriously ill, and families with small children, with gardens and other outside spaces (eg balconies) for private use by the residents.

I will not be able to enjoy the use of said balcony because of the noise pollution, or even open my living room door for air as the music will intrude.

I'm also having a hard time understanding how this sits with Southwark Council's Cleaner Greener Safer policy.

The "best practice" for Alcohol Licences is that all properties within 100m of the application be consulted by letter, which didn't happen.

I avidly await the outcome of this Licence Application.

Best regards,

[REDACTED]
[REDACTED]

OTHER PERSON H

From: [REDACTED]
Sent: Friday, June 25, 2021 5:00 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to license application 874895 - please confirm receipt of this email

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895. http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application. We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026

I would appreciate it if you could please take the comments in to consideration when deciding if the license should be granted and the parameters of the licence.

Section 8 - Prevention of Crime

There has been a number of recent incidents of theft from ground floor properties in the evening around 22:00-00:00 alongside nearly weekly occurrence of people attempting to break in to the lobby areas of the development and stealing amazon parcels. This is despite the property being meters from the Walworth Road Police department.

As the Manor Place Develop is already experiencing crime and disorder it is my firm belief that adding alcohol to the equation, known to reduce inhibitions, will likely only further exacerbate the issues. Additionally, it is my concern that social drug taking and drinking of alcohol, which has already been reported to be taking place in the pedestrian railway arches close to the application site, will likely increase with a bar in close proximity. The application only focuses on prevention of crime within the premises and does not consider its impact across the residential development which surrounds it.

Possible resolutions:

- Require a security guard during operating hours for the premises and immediate surrounding area
- Limit alcohol sale for both on and off premises to 9pm
- Do not grant a license in perpetuity. If the tenant changes, the license should automatically terminate.

•

Section 10 - Prevention of Public nuisance

It is my grave concern that having a bar with a licence in the heart of a residential area will result in smoking outside, thus potentially blocking the pavement to pedestrians and may result in the local residents feeling intimidated by inebriated smokers being in close proximity to them with no alternative routes to take given there is only pavement on one side of Angel Lane. It will also highly likely increase the smell of cigarette smoke entering into bedroom windows adjacent to the site thus being detrimental to resident's health and quality of life. It will also be highly likely that smoking and drinking outside will result in creased rubbish and littering. It is likely to also increase noise pollution and disturbance with customers and music which will be highly detrimental to the resident's quality of life and peace.

Recently the office located in the arches 2 doors away from this premises, which has an identical layout, held an illegal party with drinking and loud music (police crime reference number: 760225042021) and even with their doors and windows shut and the residential doors and windows shut the noise disturbance was excessive and hugely disruptive to all in the opposite residential block.

Littering along Angel Lane is a current issue and given it is a private road there are no council road cleaners servicing the road on which the premises that the licence is being applied for. With the increase of alcohol consumption and probable smoking associated with a bar this is highly likely to increase substantially; which will be at a cost to the residents through their service charge.

Possible resolutions:

- Require a security guard during operating hours for the premises and immediate surrounding area
- Limit alcohol sale and music for both on and off premises to 9pm
- Provision of litter bins at the cost of the applicant and street cleaning for the immediate area for any rubbish caused directly by people frequenting the premises.

•

I thank you for your time in reading and considering my concerns and taking due consideration when reviewing the licence application.

I would appreciate it if you could confirm receipt of this email.

Yours sincerely,

██████████

OTHER PERSON I

From: [REDACTED]
Sent: Sunday, June 27, 2021 3:15 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to License Application 874895

27/06/21

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895.
http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkaSkD4_xeHPW6NcZYDs

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026

Please take the comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage and place suitable limits to operation

Section 10 - Prevention of Public nuisance

The premises are intended to be open to the public until 11pm, most nights, and, it seems, said premises have no responsibility to contain its patrons within specific areas. My concern therefore, is that this residential street on which I live with my young child will experience exceptional disruption and noisy behaviour potentially all nights of the week - in areas such as our shared garden, the arches directly outside of flat, the street itself.

Resolution - Limit the areas outside the premises, in which customers are allowed to roam.

Resolution - Limit alcohol sale for both on and off premises to 9pm

Resolution - Do not all the license in perpetuity. If the tenant changes, the license should automatically terminate.

Section 11 - The Protection of Children From Harm

In line with the above, my child's bedroom looks out onto the area in which this proposed establishment will be licensed to serve alcohol until late into the evening. This means that not only will she be kept awake way past the time appropriate for a school night, but will be at risk of witnessing the behaviour of those inebriated from the consumption of too much alcohol. As Section 11 dictates, there is a need to protect children from sexually explicit language and other types of behaviour connected to the effects of alcohol. I understand that we all, to some degree, will witness moments of challenging behaviour - but to have this take place consistently outside one's bedroom window is not OK.

Resolution - Limit the areas outside the premises, in which customers are allowed to roam.

Resolution - Limit alcohol sale for both on and off premises to 9pm

Resolution - Do not allow the license in perpetuity. If the tenant changes, the license should automatically terminate.

Kind regards,



From: [REDACTED]
Sent: Monday, June 28, 2021 3:22 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to license application 874895

28th June 2021

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895.
http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkJASkD4_xeHPW6NcZYDs

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026

Please take the comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage and place suitable limits to operation

[The section below is where you will write out your specific concerns and then put your proposed resolution in a clear and concise manner. I have completed one section to give you an example. Free to review the licensing policy to get some guidance <https://www.southwark.gov.uk/assets/attach/7473/Statement-of-Licensing-Policy-2021-to-2026-FINAL.pdf>]

Section 8 - Prevention of Crime

Safety is a big concern for all the residentials around here, especially for the evening. We see too many thefts stealing plants, furnitures and even someone breaking into the lobby parcels, which is definitely unacceptable. Please be aware that our properties are such as meters away from the police station.

Undoubtedly, the open of the bar/taproom can increase the crime rate. Drunk people may go to others' patio or climb over the fence, which will make people living in the area feel dangerous.

Potential solution, I suggest a security guard is needed during the operation hours and I think limit the alcohol sale till only 8:30 p.m., which can help decrease the jump of the crime rate.

Section 9 - Public Safety

Opening the bar undoubtedly will cause the concern of public safety. People who get drunk will shout, cry and even fight. That is very terrible. Hope the council can help consider it.

Solution: I suggest council increase the policy around our area especially at night and force the bar owner to hire safety guard to keep the public safety.

Section 10 - Prevention of Public nuisance

As mentioned in section 9, drunk people will shout, cry and fight, which causes public nuisance for the whole area, especially at night. In addition, the throw out is unavoidable, which is quite dirty and disgusting.

Solution: please limit the alcohol sale till 8:30 p.m.
please force the bar to clean the outside area of the bar of 500m.

Section 11 - The Protection of Children from Harm

Lots of people living in the area raise their kids. The shout, cry and fight may shock the kids, which can cause unrecoverable mental health. I hope the council can think about it deeply.

Solution: please limit the alcohol sale till 8:30 p.m.
hire a guard

When you receive my email, please give me confirmation.

Kind regards,



OTHER PERSON K

From: [REDACTED]
Sent: Sunday, June 27, 2021 7:10 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to license application 874895

June 23 2021

Dear Licensing Team

I would like to make a formal objection to Licensing Application number 874895.
http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHR04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been logged with the Southwark planning department.

I would like to voice my concerns the application for the license of Arch 18 in particular, leaning on the criteria laid out in Southwark Council's Statement of Licensing Policy 2021-2026.

I hope that the following comments from a resident who will be directly impacted by these changes are taken into consideration when a decision on granting a license is taken. You must also consider the voices of all the residents that do not get a chance to challenge the change of usage because they have not been appropriately informed that a change of any sort has occurred.

Section 8 - Prevention of Crime

Our development is sadly very frequently targeted by thefts. I have personally witnessed thieves climbing into ground floor terraces and stealing plant pots and other furniture. A few months ago, there was an organised theft of bikes from the bike stores, taking thousands of pounds worth of equipment across the block. There are people often trying to get access into the building, and if they do they steal packages from the post room. I have also seen people taking intravenous drugs right on our doorstep, leaving dangerous paraphernalia behind. If challenged, some of these people go on the offensive and start threatening the residence. I have personally witnessed this as well and it was very scary.

On top of the immediate damages suffered by these offences, it makes me and other residents feel very unsafe in our homes. There is nothing worth than seeing your home being torn apart and be powerless to stop it. I believe that the license granted for Arch

18 will exacerbate this behaviour. It will be much easier for the criminals to get lost in the crowd with the increased footfall of incapacitated individuals on our doorsteps due to the alcohol license.

I plead you to help us protect our homes and help make this place safer for all residents.

The application in question currently only focuses on the prevention of crime within the premises. It does not consider the impact this will have across our residential development.

Resolution - *Do not hold the license in perpetuity. If the tenant changes, the license should automatically terminate.*

Resolution - *Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.*

Resolution - *Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).*

Section 9 - Public Safety

Licence holders have a responsibility to ensure the safety of those using their premises. However, there is no mention of the safety of those who actually live on the street and have nowhere else to hide. As described above, public safety is a huge concern for the residents and we are concerned that more accidents, injury and other immediate harm will be happened as a direct result of the application being approved for Arch 18.

Due to a lack of bins throughout the development, including on Angel Lane and Occupation Road, there is already a significant amount of waste. I believe that the new establishment planned to open in Arch 18 (assuming their license is approved) will lead to an increase in the number of dangerous rubbish being loitered around our development - including broken glass bottles, beer cans, cigarette butts, rotten food from old takeaway bags, sharp objects (broken forks and knives). This rubbish is immediately on our doorstep as we open the front door and poses a significant risk to residents, including children as well as dogs.

Angel Lane is a private road and not a council owned property. In the case of an injury due to a drunken fall or anything else, the residents' collective insurance/liability is at risk, which will have a negative impact on our service charges. The tenants of Arch 18 would in this case have no obligation to cover these costs.

Resolution - *Require the tenants to contribute to the daily cleaning on Angel Lane and the communal areas of the development*

Resolution - *Do not allow operation as an off license*

Resolution - *Do not hold the license in perpetuity. If the tenant changes, the license should automatically terminate.*

Resolution - *Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.*

Resolution - *Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).*

Section 10 - Prevention of Public Nuisance

Although the license for Arch 18 may state that no music is to be heard outside the property, that will be impossible. Following a professional assessment from one of my ground floor neighbours (who is a professional sound engineer), the conclusion is that for Arch 18 to achieve this would require almost 24" of sound isolation across its entire frontage and what can be considered an airlock for the entrance. This would be incredibly expensive and therefore we have no doubt it would not be installed by the tenants.

To put it simply - all residents on the ground, first and higher floors would be able to clearly hear the noise (whether that's music, chatter or drunken shouting) coming from Arch 18.

We bought our flats as homes and worry about the negative effect this would have on our lives.

Most residents on Angel Lane have flats with bedrooms facing the arches, and the noise will be heard and will keep residents awake at night, as well as disturb our days as many of us continue to work from home and spend the majority of our time at home. The flats facing Angel Lane's layout is also designed so that the smaller second bedroom (which is primarily used for kids bedrooms) faces the Arches. My partner and I purchased this flat so that we could have a home to grow our family, as did many of our neighbours, and this level of noise would be unbearable for anyone, especially children, who would be the ones closest to the noise.

This is only considering noise which is generated directly from within the premises. When you consider drunken customers shouting in the streets, the issue becomes significantly larger.

Public urination next to and underneath the arches is already an issue, which will be exacerbated by drunken customers in need of a place to relieve themselves on the way home from Arch 18 or after a smoke break, or whilst using the communal gardens in our development to drink.

At the time of me purchasing my home on Angel Lane, this kind of public nuisance was not a concern. It is absolutely heart-breaking that the council would take the decision to allow this constant disturbance without any consultation with the residents after most of the properties have been filled.

Resolution - *Do not allow operation as an off license*

Resolution - Insist on significant soundproofing to be installed on the premises frontage, and for all doors to be kept closed at all times, with no external seating or guests lingering in front of the premises

Resolution - Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.

Resolution - Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).

Section 11 - The Protection of Children From Harm

There are disproportionately more young families on Angel Lane, compared to the flats in Danson Mews (the other section of the Manor Place Depot development), partially due to the fact that there are shared ownership properties available on Angel Lane. My flat is one such property, my partner and I bought it in order to have a home for our growing family.

As mentioned before, the smaller bedrooms all face the arches, and due to the short distance from our flats to the arches, sound carries clearly onto our terraces and through open windows.

I cannot stress this enough - it is abundantly clear that a drinking establishment of any type (and especially the tenants who require such licensing) has absolutely no place within a residential development such as Manor Place Depot.

Drunken customers will undoubtedly use strong language, cursing and shouting at each other at all times of the night and day, within earshot of children with their bedroom windows open (or simply out on the terrace). Customers stepping out of the premises to smoke cigarettes will lead to smoke flowing in to children's bedrooms, and I do not have to explain the harm this will cause to our children's health.

As mentioned earlier in this email, I strongly believe direct harm to children will come from broken glass bottles and cigarette butts left throughout the development. Children will easily hurt themselves on such objects while simply playing on the terrace of their own home, or while walking out of the building, playing in the communal areas etc.

Resolution - Do not allow operation as an off license

Resolution - Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.

Resolution - Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).

Resolution - Do not allow - under any circumstances - loitering or smoking in front of the property

Thank you for taking the time to consider my concern regarding the license application for Arch 18. If you would like to get in touch to discuss any of this further, you can reach me at [REDACTED]

Kind regards,

[REDACTED]

OTHER PERSON L

28th June 2021

Dear Licensing Team,

I would like to make a formal objection to Licensing Application number 874895.
http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs

I would much appreciate a formal reply confirming you've received this email.

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18. I along with many other residents of Manor Place Depot were not properly informed of the change of use application.

We have received no letters and were not given an opportunity at any point to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I also wish to directly address the application for the license of Arch 18, and will use Southwark Council's own criteria laid out in the Southwark Statement of Licensing Policy 2021-2026.

Please take my comments into consideration when deciding if the license should be granted, and if it is granted please consider us - the residents who have not had a chance to challenge the change of usage and place suitable limits to operation, and whose quality of life will deteriorate if this licencing application is successful.

Section 8 - Prevention of Crime

There have been multiple reports of crime and thefts from neighbours ground floor flats.

Break ins to our Bike store and bikes stolen.

Parcel thefts from communal postal areas.

Bringing more late-night drinking establishments will increase anti social behaviour in addition to make it harder to identify and report suspicious activity and potential thefts.

Just a few examples of recent crime ref numbers on Angel Lane.

MDRT00750878

3011473/21

3011630/21

Resolution - Do not hold the license in perpetuity. If the tenant changes, the license should automatically terminate.

Resolution - provide security to ensure customer volume compliance and to prevent anti-social behaviour from 8PM until close.

Resolution - Shorten the opening times of the premises in Arch 18, and ensure all

activity takes place inside the premises only (not outside in front of the Arch and/or on the residential street directly opposite our flats).

Section 9 - Public Safety

Angel Lane is a private road so any damage will be met by the lease holders. Alcohol in a glass bottle will increase the risk of breakages. With a 4 Year old child this poses a safety risk as well

Resolution - *Require the tenants to contribute to the daily cleaning on Angel Lane and the communal areas of the development*

Resolution - *Do not hold the license in perpetuity. If the tenant changes, the license should automatically terminate.*

Resolution *provide security to ensure customer volume compliance and to prevent anti-social behaviour from 8PM until close.*

Resolution - *Shorten the opening times of the premises in Arch 18 and ensure no external seating or activities permitted*

Section 10 - Prevention of Public nuisance

The license for Arch 18 has stated that there will be no noise leakage from the unit. This will be almost impossible due to opening and closing of the door and sound leakage will occur.

I have a 4-year-old son and his bedroom window is in ear shot and any music/noise or increased late footfall will impact his sleep.

We already have anti-social behaviour with all of the Uber eats and just eat drivers using the Arches as shelter and places to eat drink and smoke. Add this to the numerous drunk people who potentially urinate and create an unhygienic area in which my 4-year-old plays and walks through to Nursery every day. In addition there



are regular homeless people camping there (photo attached)

Resolution – *Do not permit smoking of any kind outside Arch 18 or anywhere on Angel Lane.*

Resolution – *Professional soundproofing to be installed on the premises frontage, and for all doors to be kept closed at all times, with no external seating or guests*

Resolution - Shorten the opening times of the premises in Arch 18 to 8-9PM as 11PM is excessive for the location.

Section 11 - The Protection of Children From Harm

My 4-Year-old son has his bedroom facing Angel Lane regularly with his window open.

Any additional noise due to increased later footfall will impact on his sleep and health. Potential additional smoking will permeate into his room again affect his health.

There will be additional potential for breakages from an establishing serving via glass bottles this will increase the risk to my son and other families. He uses Angel Lane daily to go to and from Nursery.

Resolution - Require additional contribution in the form of security guards for the whole development during opening hours of the premises, in addition to requiring security guards on premise doors during operating hours.

Resolution - Shorten the opening times of the premises in Arch 18, and ensure all activity takes place inside the premises only

Resolution - or smoking in front of the property

Resolution - Require the tenants to contribute to the daily cleaning on Angel Lane and the communal areas of the development including under the Arches

Please feel free to contact me on [REDACTED] if you have any questions or would like to discuss this matter in more detail.

Kind regards

[REDACTED]

OTHER PERSON M

From: [REDACTED]
Sent: Tuesday, June 22, 2021 5:16 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection: License 874895

Dear Sir/ Madam,

Ref license application 874895 Arch 18, Angel Lane SE17 3FR

I wish to make a formal objection to Licensing Application number 874895.
http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs

I am a resident of [REDACTED] which is well within a 100m radius of the Arch 18. I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

I received no letter and was not given an opportunity to voice my concerns. As such a formal complaint has been lodged with the Southwark planning department.

I also wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026

Please take the comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage and place suitable limits to operation

Section 8 - Prevention of Crime

There have been a number of incidences of theft in and around the development, with planters and garden furniture being stolen from the residents and the marketing suite. We have sent footage of the culprits using trolleys stolen from Morrisons to execute the thefts and anti social behaviour. I believe that driving more pedestrian traffic to this residential area will result in this activity increasing.

I note this behaviour increasing despite the proximity of Walworth Police Station on Manor Place. We have residents' footage of deliveries being stolen from lobbies of buildings and outside people's homes. There have been incidents of people urinating against and under the railway arches.

The areas under the arches are slowly becoming established as quiet areas away from the main road where illegal activity can be undertaken with discretion. It is my view that introducing a premises serving alcohol late into the evening in the heart of a residential development will only exacerbate anti-social behaviour, drug dealing and theft.

Whilst the operator undertakes in its application to prevent crime in the premises, it is my view that all this will do is further increase the likelihood of antisocial and criminal

activity being pushed to the nearby railway arches and communal gardens of Manor Place.

In light of this I would request that the operator undertakes to supply a security guard during hours of operation and for a period after closing. I would further request that alcohol is not offered for sale after 9pm. I request that should the tenant change that the license would automatically be terminated.

My suggested resolution would be the operation of security and reduced hours for the sale of alcohol.

Section 9 - Public Safety

Injecting a licensed premises into the heart of a residential area will increase the likelihood of drunkenness and raucous behaviour, particularly late at night. The front windows facing the premises might be liable to smashing. Southwark itself has identified that the impact of alcohol increases during the course of the day and is particularly evident in the late evening and early hours of the morning, especially at weekends. Assaults with injury are noted to be prevalent in the Walworth Road area so it strikes me that having a late night licensed bar on a quiet residential street away from the main drag is not something a responsible local authority would endorse.

I note that within an easy commute of Angel Lane, there are plenty of licensed establishments either on main roads which are set up to cope with high volumes of drinkers - on Walworth Road itself or nearby Elephant Park which is far more set up to manage the presence of licensed establishments. The residential units I believe do not start until the fourth floor and the architecture is such that the noise naturally dissipates and is not funnelled upwards.

I am concerned that late night exit from the bar will lead to increased litter, cigarette ends, empty bottles and beer cans - and Angel Lane does not enjoy the benefits of municipal cleaning as it is a private road. Such detritus will present danger to the children who are regularly present on Angel Lane where they live early in the mornings.

I know that elsewhere, signage has been suggested as a way of addressing these concerns, I also know it is largely ineffective and if anything exacerbates the issue due to the contrary nature of intoxicated patrons.

My suggested resolution would be a restriction on the sale of alcohol after a certain earlier time - like 7pm.

Section 10 - Prevention of Public nuisance

I am not sure what the proposed business intends to be? It purports to be a bottle shop yet the plans clearly outline a bar area far larger than the shop, multiple toilets for mixed sex use, and a bar area dominating the interior. Those leaving licensed premises late at night are not known for their considerate behaviour. The building is directly opposite 114 residential units, the ground floor units house families with young children.

In April of this year, Grey Moth - a film business who reside in a neighbouring Arch - had a staff party to celebrate the Oscars, and although there were only a handful of people there the noise was clearly heard and disturbing to many local residents despite all the doors being closed. It was a one off, and no-one here is unreasonable so no complaints were required or made. The nature of the architecture in Angel Lane means that noise will necessarily reverberate up the buildings in a relatively narrow road, and the bedroom of my flat and those of many of my neighbours face directly onto Angel Lane.

Historically I personally have had issues with sleep and it genuinely terrifies me that a bar would be making noise until 11-11.30pm on 6 nights of the week. I leave my home each morning at 7am to cycle across London to Highbury and would not want to do so after poor sleep. I believe my mental health would be adversely affected by the disturbance.

I strongly object to the presence of a late night licensed premises that is so close to my apartment that I cannot see how it would be possible for me to retain quiet enjoyment home while it is in operation and has its patrons departing after 11pm when I have been in bed for an hour, with the windows open in the warmer months.

My suggested resolution would be mandatory security and the restriction of sale of alcohol after 7pm. I would also suggest a restriction on the permission to provide music and entertainment and would strongly suggest that the environmental health department is asked to assess the premises' soundproofing and also to carry out testing at times of operation to ensure that the noise emanating from the premises is such that it does not disturb the local residents.

Section 11 - The Protection of Children From Harm

Again, late night revellers leaving this business would be noisy and disruptive, and the many children living in the development, many of which are directly adjacent to Arch 18, would be unable to be fresh and alert for school the next day if woken up by drunken behaviour.

I would suggest as a resolution that the business undertakes to carry out thorough cleaning of Angel Lane, and the arches after trading

Had the local residents been properly consulted, and had engagement been important to Notting Hill Genesis, then maybe the dynamic would have been more positive but sadly it seems that the process has been managed extremely poorly. It feels like the intention has been purposely hidden from residents, and that despite assurances from NHG that the units in the arches would be mixed use with no alcohol licenses, we have come to this.

I am very keen to see a varied mix of retail units or facilities - but this type of license is very far from what was outlined when the development was sold. It seems that NHG's struggle to get tenants in a timescale to suit has led to them reneging on their promises, not engaging with the residents, and compromising the paradigm they originally pitched to the buyers.

Thanks for your consideration.

Yours faithfully,

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Tuesday, June 22, 2021 6:39 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objections to application 874895

Dear Licensing Service

I wish to make a formal objection to the application number 874895 http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?syste_mkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs .

I am a resident within 100m of the site, from the Manor Place Depot [REDACTED] [REDACTED] Unfortunately residents were not properly informed of the change of use (letters were not received by residents within 100m) and we were not given the appropriate opportunity to voice our concerns about the change of use as part of that application.

I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026

Under the change of use they have been restricted to:

- restricted opening times, o Monday - Friday: 4pm - 11pm o Saturday: Noon - 11pm o Sunday: Noon - 10pm
- no outdoor seating areas or use of external area
- no operational features such as amplified sound.

I now turn my attention to the licence application for the arch. Using your criteria for an objection:

Prevention of crime and disorder

There have been a number of recent incidents in the development, that were reported to the police, including bikes being stolen at night, as well as furniture and plants from the flats on the ground floor, and people trespassing in the buildings. The application only looks at the internal requirements of the premises and does not mention anything about the Manor Place Depot site as a whole and the fact that it is on a private property (so we can't put bins outside because of safety issues) and quite isolated from the main road which could encourage loitering and trespassing which could distress the residents (all the recent thefts have already distressed the residents especially with the police not having enough resources to be assigned to those crimes)

Resolution – do not allow an off site licence.

Resolution – do not allow the licence in perpetuity, if the tenant changes the licence should cease.

Resolution – limit the operating hours to 9pm.

Resolution – require a security guard during opening hours.

Prevention of public nuisance

The noise study didn't take into account customers leaving the premises noisily and disturbing residents. With the opening hours as they are, residents will be disturbed beyond 11pm each night as customers leave the venue via Angel Lane & Danson Mews. Nearly all resident bedrooms face Angel Lane/Danson Mews so we will be unfairly impacted by this one commercial unit.

As mentioned above in the first point, litter is also another major issue on the road as it is open to the public we already have smashed bottles and cans left on the road each night as people cut through, and used needles have been found as well.

Having a off site licence will no doubt increase litter issues across the development and as already mentioned we do not have bins on the property for safety issues.

Also there are a lot of toddlers in the residence and one of the green space is open to everyone so there is an increased risks of injuries for kids because of broken glass or needles. Also since we are on a private road, we do not get the road sweepers, we just have our residence cleaners and they will not be picking the litter caused by the bar. The residents will also face an increase of service charges for the litter that would be caused by the bar.

Resolution – do not allow an off site licence.

Resolution – do not allow the licence in perpetuity, if the tenant changes the licence should cease.

Resolution – limit the operating hours to 9pm.

Resolution – require a security guard during opening hours.

Protection of children from harm

As mentioned above, broken glass, needles could cause injuries to the kids of the development when using the green areas that can be accessed by the public. Also, since bedrooms in the development face the private road, kids could witness drunken behaviour because of the bar from their bedroom windows or being kept awake because of the noise.

Resolution – do not allow an off site licence.

Resolution – do not allow the licence in perpetuity, if the tenant changes the licence should cease.

Resolution – limit the operating hours to 9pm.

Resolution – require a security guard during opening hours.

Please take these comments on board before deciding if the licence can be granted, and if it is granted please take these comments on board to limit the licence with the residents in mind.

Regards,

██████████

OTHER PERSON O

From: [REDACTED]
Sent: Wednesday, June 23, 2021 7:47 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: Regen, Licensing <Licensing.Regen@southwark.gov.uk>; [REDACTED]

Subject: Objection to license application 874895

Wednesday, June 23rd 2021

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895.
http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs

My name is [REDACTED] and I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026.

Please take my comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage and place suitable limits to operation.

Prevention of Public nuisance

As a woman who was often victim of abuse during night outs in the past, having a business with a somehow unlimited alcohol licence does not make me feel safe, something that I should definitely feel within my building. The police is somehow not-existent and never came out when reporting crimes in the area so having men potentially drunk to have access to my patio (I am on the ground floor) makes me feel threatened.

Music: I am sure that you agree with me that having a business with also a licence to blast music from 12-23:00 every single day of the week on your doorstep is not ideal, we all have to work (most of us also work from home) and have children to take care for and having a DJ, or groups of drunken people shouting and singing outside the bedroom is not something I would like to experience as I don't want my sleep to be disrupted.

I am a resident on Angel Lane on the ground floor and I am extremely concerned of the drunken people roaming on the street. This would mean that there would be people

under the influence potentially peeing/vomiting after a night out either on my doorstep and maybe on my patio.

The bar has somewhat no obligation to have cleaners on the ground and the would mean an increase in our service charge.

Prevention of Crime

There has been number of incidents on Angel Lane lately like bike thefts, burglaries etc. and the last thing we want to do is to drag any extra unnecessary attention to our development. Granting an alcohol licence to a business on the grounds would mean to have more people under the influence of alcohol and consequently recreational drugs as it often happens around bars and pubs. The arches of Angel Lane are also known to attract many drug dealers already (also in the middle of the day), having party people and using the communal gardens of Danson Mews would just potentially increase the presence of drug dealers in the development.

The Protection of Children From Harm

A pub/bar would drag more people under the influence of alcohol and drugs and this would prevent us from sending our children quietly to play in the communal gardens that we are paying the maintenance for. We would risk to expose them to indecencies such as people peeing in the arches, harm of broken glass bottles left on the grounds by the customers of the bars. It goes without saying, that there would also be an increase of drug dealers and more potential children abusers and this is something that I do not wish to expose my children to.

Moreover, having music blasting every day of the week will disrupt our and children's sleep which is a mandatory side in the development of a child.

Resolution

Ideally there will not be any alcohol licence granted since Manor Place Depot is a private residential area.

If the alcohol licence is however granted I would like this to be taken into consideration:

1) I request that the bar employs a security guard during operating hours to prevent people from drinking outside the bar, one security guard stationed on Angel Lane who can make sure that no one drinks/take drugs under the arches and one security guard in Danson Mews who prevents customers of the bar to use our communal gardens and to prevent to put residents at risk.

2) The owners of the bar also need to employ at least two cleaners to take care of the mess that their customers will potentially leave on Angel Lane (including washing any wee/vomit away!), the arches and the communal gardens of Danson Mews.

3) Since we do not benefit of the council services of sweeping and cleaning as Angel Lane is a private road, Southwark Council needs to step in and make sure that our areas and roads are cleaned at all times, exactly as the council ones.

4) Limit alcohol sale for both on and off premises to 6pm.

5) Limit music licence to 6pm.

6) Do not grant all the license in perpetuity. If the tenant changes, the license should automatically terminate.

I hope that Southwark Council will take into consideration the will and the safety of its residents.

I look forward to hearing back from you soon,

Best

████████████████████

OTHER PERSON P

From: [REDACTED]
Sent: Thursday, June 24, 2021 9:51 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to license application 874895

24th June 2021

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895.
http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHR04tcwCGMnwQNx5nrdVkaSkD4_xeHPW6NcZYDs

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

Section 8 - Prevention of Crime

There has been a number of recent incidents of theft from ground floor properties in the evening around 22:00-23:00. Criminals are climbing over patio fences to steal garden furniture and plant pots. There is also a nearly weekly occurrence of people attempting to break in to the lobby areas of the development and stealing amazon parcels. This is despite the property being meters from the Walworth Road Police department.

As the Manor Place Develop is already experiencing crime and disorder it is my firm belief that adding alcohol to the equation, known to reduce inhibitions, will only further exacerbate the issues. Additionally, it is my concern that social drug taking and the associated dealing of drugs will take place more frequently underneath the pedestrian railway arches on Angel Lane.

The application only focuses on prevention of crime within the premises and does not consider it's impact across the residential development

Resolution - Require a security guard during operating hours

Resolution - Limit alcohol sale for both on and off premises to 9pm

Resolution - Do not all the license in perpetuity. If the tenant changes, the license should automatically terminate.

Section 9 - Public Safety

Section 10 - Prevention of Public nuisance

Section 11 - The Protection of Children From Harm

Regards,



OTHER PERSON Q

From: [REDACTED]
Sent: 26 June 2021 12:00
To: Licensing.Regen@southwark.gov.uk
Cc: licensing@southwark.gov.uk; [REDACTED]
[REDACTED]
Subject: Objection to license application 874895

Saturday, June 26th 2021

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895.
http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs

My name is [REDACTED] and I am the owner [REDACTED] [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026.

Please take my comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage and place suitable limits to operation.

Prevention of Public nuisance

Over the past month we've had a rise of people coming around to drink under the arches, expose themselves to others while drunk with nothing done by local authorities. This past week a neighbour found human feces on the floor of one of the refuse stores and shared that information on our Facebook group. Another resident commented that he found three drunken people in that room earlier. Drunken people that do not live here. I have attached screenshots you can have a look for yourselves. Antisocial behaviour mostly from people under the influence is rising in the area. Now we're announced that a bar will open with unlimited license to sell alcohol for indoor consumption and to take away. Where will the people buying a pack of beers go? Looks like they already started to make themselves at home in our communal areas that we pay maintenance for. Our refuse stores, bike stores and park. The rubbish outsiders already leave now increased our service charge significantly. Notting Hill Genesis has done nothing about it and neither did the local authorities. I cannot fathom how worse

things will become once a bar opens here. All with no obligation to hire cleaners nor security for the area around the bar the only the only gain we get is an increase in drunken people roaming around our flats. I live on the ground floor and have no will to spend the next years of my life hoping that I don't have to fight off drunks trying to get onto my property by jumping over the fence even for a laugh.

Prevention of Crime

Over the past few months, on top of the raise in anti-social behaviours around our building, some crimes were committed and we are lucky that nothing happened to us recently. Yet we did come face to face with thieves as we caught them stealing plants from the marketing suite which we pay for through our service charge. Other neighbours were not so lucky. We heard reports of burglaries, bike thefts from communal areas and while Notting Hill Genesis keeps promising they will investigate and get back to us with CCTV footage they never do. This reached the point where some neighbours believe the CCTV set around the building is fake and only there to make us feel safer while nothing can be done when crime actually happens. Drug dealers already let themselves in under the arches selling drugs in the middle of the day in front of our homes. Police doesn't do anything and I doubt they will do anything more until maybe someone gets stabbed. We all know that if there is a bar more drug dealers will come around to build up their clientele now that they know the CCTV is pointless and the police toothless. This situation made me start looking for buyers to sell the property as I do not intend to remain here and watch a place I hoped to be a home turning into a nightmare.

Resolution

Ideally there will not be any alcohol licence granted since Manor Place Depot is a private residential area.

If the alcohol licence is however granted I would like this to be taken into consideration:

- 1) I request that the bar employs a security guard during operating hours to prevent people from drinking outside the bar, one security guard stationed on Angel Lane who can make sure that no one drinks/take drugs under the arches and one security guard in Danson Mews who prevents customers of the bar to use our communal gardens and to prevent to put residents at risk.
- 2) The owners of the bar also need to employ at least two cleaners to take care of the mess that their customers will potentially leave on Angel Lane (including washing any wee/vomit away!), the arches and the communal gardens of Danson Mews.
- 3) Since we do not benefit of the council services of sweeping and cleaning as Angel Lane is a private road, Southwark Council needs to step in and make sure that our areas and roads are cleaned at all times, exactly as the council ones.
- 4) Limit alcohol sale for both on and off premises to 6pm.
- 5) Limit music licence to 6pm.

6) Do not grant all the license in perpetuity. If the tenant changes, the license should automatically terminate.

I hope that Southwark Council will take into consideration the will and the safety of its residents.

I look forward to hearing back from you soon,

Best regards


[REDACTED]

From: [REDACTED]
Sent: Saturday, June 26, 2021 12:03 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: Regen, Licensing <Licensing.Regen@southwark.gov.uk>;
licensing@southwark.gov.uk, [REDACTED]

[REDACTED]

[REDACTED] application 874895

Please find attached the screenshots mentioned in the previous email.

 Residences of the Manor (Place Depot) ...
Yesterday at 00:06 · 🌐

A human poo found in the 3 Danson / 7 Angel bins. I heard this also happened in 9/11 Angel lane bin store.

Took a load of rubbish out at 7pm and the bins were placed nicely and no issue. Came back at 11:30 and took round 2 of rubbish out, the bins were blocking doors and the human poo was there along with a wipe to show they'd at least cleaned their ass.

Apparently when this happened in 9/11 Angel there was a door broken, and people were shooting up in there, but all doors were secured when I went in to this bin room tonight. Please make sure the doors are shut behind you and keep note of who may follow you in.




I walked in and there were 3 drunks sitting in there drinking. I politely asked them to leave and they said they would - concerning.

We pay all of this service charge, but not sure what it's actually for?

NHG need to up their game.

1 d Like Reply

4 

 security I think is the number one issue for so many of us. The plant thefts and other thefts and me as a single woman if I had walked into three men in our bin store would have not felt safe on my own

Best regards,



OTHER PERSON R

From: [REDACTED]
Sent: Monday, June 28, 2021 3:51 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to license application 874895

Monday 28/06/2021

Dear Licensing Team,

I wish to make a formal objection to Licensing Application number 874895.
http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application. I am an NHS healthcare worker, like many of my neighbours at Manor Place Depot, and value enormously the right to rest to be fresh for work every day (including week ends).

As a female, I feel scared and vulnerable to return home after work when I have a late shift. We have been experiencing an increasing number of burglaries and drug users and dealers in the arches. Selling alcohol will only increase this and will put us at higher risk. The fact that establishments are not required to have security is really worrying.

I hope this will be re-considering.
Many thanks for listening to our concerns,

[REDACTED]

OTHER PERSON S

From: [REDACTED]
Sent: Wednesday, June 23, 2021 1:23 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to license application 874895

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895. http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs

I am a resident of [REDACTED] which is within a 100m radius of Arch 18 premises and I along with the other residents of Manor Place Depot were not informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria for laid out in the Southwark Statement of Licensing Policy 2021-2026]

Please take the comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage.

Section 10 - Prevention of Public nuisance

If the licence were to go ahead until 11pm most days of the week, it could bring noise and crowds to a narrow lane blocked from traffic. Apartments on the ground floor could suffer inconveniences as a consequence of such.

Best regards,

[REDACTED]

OTHER PERSON T

29 June 2021

Southwark Council
Regulatory Services
VIA EMAIL: licensing@southwark.gov.uk

OBJECTION TO:

Applications for Premises Licence (874895)
Arch 18
Angel Lane
London SE17 3FR

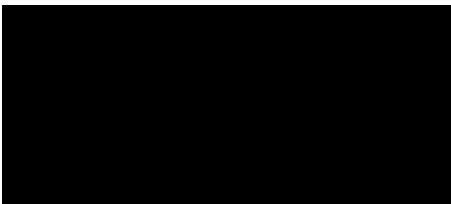
Dear Southwark Council,

I am writing in objection of the above application for licence for consumption of alcohol on the premises. My specific aspects of concern are:

- The days and hours of operation are likely to cause nuisance. The application relates to a location in the immediate surroundings of residential housing and the families should be allowed to live and sleep in an environment without noise and nuisance. All the arches cutting through Manor Place Depot and in the middle of these residences should be occupied by family friendly operations only.
- The applicant is making a commitment to only one person being on premises during hours of operation. This does not reflect an understanding of the risk for disorder and the locality. The residences at Manor Place Depot are experiencing theft, drug use, attempted break ins and public nuisance and a venue selling alcohol in late evenings is unlikely to have any positive impact on this, but only to make the matter worse.

As a healthcare professional, I would also ask that the council consider the public health and population health management initiatives by South East London CCG and King's Health Partners, which are aimed at reduction of alcohol consumption, including Southwark where there are high rates of alcohol-related morbidity and mortality.

Sincerely,



OTHER PERSON U

I am writing to object to the licensing application No.: 874895 by Better World Brewing Ltd
for: Arch 18 Angel Lane, London, SE17 3FR, Southwark

1. Context –

The change of Use (LBS Registered Number_ 21/AP/0987) was granted without an non-exhaustive consultation from residents in 100m radius or non-exhaustive considerations on crime, disorder or H&S for the southernmost Arch 18 of the development adjacent to Penrose Street and the Morrison's supermarket. The arch is accessed from Angel Lane, originally granted planning permission in March 2016 (ref: 15/AP/1062) to be in flexible use falling within Use Classes A1-A3, B1, D1 and/or D2. The original planning permission was considered adequate on the bases that there are numerous ground floor residents and consideration of considerable crime and disorder.

Due to the non-exhaustive consultation with residents in the 100m radius, the MPD Resident Association is currently have an open complaint with Southwark Council for lack of appropriate procedures and no adhering to the process.

Furthermore, Manor Place Depot (MPD) development was originally mainly residential with a quiet Angel Lane commercial suits.

The majority of commercial unit and trade with food and drink being concentrated in the Elephant Park development where no residential properties are situated on the ground floor.

In conclusion I and many residents that live next to the Arch 18 believe that the alcohol licence will create an increase of crime and disorder, lack of public safety, nuisance and danger to children.

My flat is in the block right opposite the Arch 18 – and I have not been consulted by Southwark Council at all.

The block opposite the Arch 18 is block 11 Angel Lane SE17 3FH, I'm the resident [REDACTED] Southwark Council did not write to me, neither did the Notting Hill Commercial Properties Limited.

Objections under:

The prevention of crime and disorder

The area of North Walworth is one of the worst area for crime and disorder within Southwark and entire London.

Domestic Violence, Violence and Sexual Offences, Lack of Public Order, Drugs, Burglary, Theft from the Person, Shoplifting, Anti-Social Behaviour are all high. Crimes are registered within 100m of the request license application for SE17 3FR, and most scaringly some even in the 20m radius under the bridge that is adjoined to Arch18. Unfortunately, even with the proximity of Walworth Police station (approximately 120m) all those crimes are not in decline whatsoever.

As a resident living in the block opposite to the Arch18, I am very concerned that alcohol and music venue will increase the number of Crime and Disorders

FURTHER INFO:

- <https://crimerate.co.uk/london/southwark?postcode=SE173FH>
- <https://www.streetcheck.co.uk/crime/se173fg>
- <https://crystalroof.co.uk/report/postcode/SE173FH/affluence?tab=deprivation>
- <https://www.met.police.uk/a/your-area/met/southwark/north-walworth/?tab=StatsAndPreventionAdvice>
- <https://www.mylondon.news/news/south-london-news/most-dangerous-places-southwark-according-17488794>

Proposed Resolution:

- **do not allow an off-site licence, in accordance with planning permission not allowing any activities outside the dwelling**
- **do not allow the licence in perpetuity, if the tenant changes the licence should cease.**
- **limit the operating hours to**
 - **Wednesday - Friday: 4pm - 9pm**
 - **Saturday: Noon - 9pm**
 - **Sunday: Noon - 9pm**
- **require a provision for security guard during opening hours and 1 hour after closer**
- **require a provision for CCTV with police access**
- **Sensor lighting for prevention of crime, with measures to tackle light pollution**
- **'wind down time' from 8:30pm to 9pm when no alcohol can be served or music played**
- **lowered volume of music for final 1 hour**
- **text and radio pager communications for staff and direct links to the police**
- **crime prevention notices displayed prominently**
- **responsible drinks promotions prominently**
- **no alteration to layout of premises allowed, including no more seating at any time**

Ensuring public safety

As well as high crime rates that present a real problem, so its public safety as there are concerns of fire and access of fire brigade and ambulances to the immediate area due to very narrow streets. The delivery of goods to Arch 18 can limit access to emergency services, and due to the narrow Penrose Street and Angel Lane, as well as the adjoining bridge, the emergency services will have access issues. Furthermore, there is no clear assembly point in case of fire – and due to the overall design and structures in the surrounding areas there are no real possibilities to create one in the area without conflicting with GP surgery, Manor Place Depot or Matara Mews SE17 3DW all in 100m radius.

Proposed Resolution:

- **do not allow an off-site licence, in accordance with planning permission**
- **do not allow any activities outside the dwelling**
- **do not allow the licence in perpetuity, if the tenant changes the licence should cease.**

- **limit the operating hours to, in combination with planning permission granted**
 - **Wednesday - Friday: 4pm - 9pm**
 - **Saturday: Noon - 9pm**
 - **Sunday: Noon - 9pm**
- **limit delivery times to quieter times:**
 - **Monday - Friday: 6am-8am and 2pm to 4pm only**
- **clear safety procedures approved by fire brigade**
- **Annual Fire Inspection by on outraged body**
- **emergency exits procedures and safety point**
- **do not allowing live music or amplified music for crowds greater than 30 customers and limiting times when they can take place i.e., do not allow it during public holidays and weekends**
- **capacity limits to maximum of 30 customers at any time**
- **no outside drinking allowed (in accordance with planning permissions)**
- **require a provision for security guard during opening hours that is also a**
- **require a provision for a fire marshal**
- **require a provision for CCTV with police access**
- **text and radio pager communications for staff and direct links to the police**
- **yearly sprinklers check and fire prevention malignance**
- **fire prevention notices displayed and fire retardant regularly applied**
- **no alteration to layout of premises allowed, including no more seating**

The prevention of nuisance

1. Noise pollution will be an issue for many residents of Manor Place Depot Site, especially those on ground floor and those closes to Arch 18. As my block is the closes to Arch 18, I believe that the officer did not sufficiently considering noise pollution to residential properties. Noise traveling upwards and proximity to residential flats has not been considered with sufficient rigor. It will be impossible to stop noise from the dwelling and the noise from the spill-out with people gathering in front of the bar (even if officially is not permitted or encouraged). Loitering customers exiting or entering the Arch 18 will gather and likely to result in noise and other forms of public nuisance (i.e. street urination, rough sleeping, begging, other antisocial behaviour) to the residents right opposite the which is my block and I will be affected as well as residents on ground floor. The nearby The Tankard Pub with SE17 1JL has spill-out constantly even to the point that are cussing accidents and antisocial behaviour. In a residential area where families and residents with small children require to be protected from noise and nuisance it is not appropriate to have a dwelling as a bar open until 11pm. I'm not happy that will be a bar at all but if alterations to opening times were made to close at 9pm, I believe that it would be more manageable.
2. Manor Place Depot also has squatters loitering and homeless people sleeping under the arches and in our block corridors. Residents have tried to help the homeless people so far but a bar will increase footfall and increase the number of rough sleepers to the development that will cause antisocial behaviour that is associated with drug and alcohol abuse, mental health

problems, violent behaviour etc. As residents I believe we should be protected for such troubles at our doorsteps.

3. Furthermore, this area has historically suffered from a high degree of litter and other forms of nuisance such as street urination, rough sleeping, begging, petty crimes and other antisocial behaviour. I as a resident would like to avoid this increasing and getting out of hand.

Proposed Resolution:

- **do not allow an off-site licence, in accordance with planning permission**
- **do not allow any activities outside the dwelling**
- **do not allow the licence in perpetuity, if the tenant changes the licence should cease.**
- **limit the operating hours to, in combination with planning permission granted**
 - **Wednesday - Friday: 4pm - 9pm**
 - **Saturday: Noon - 9pm**
 - **Sunday: Noon - 9pm**
- **limit delivery times to quieter times:**
 - **Monday - Friday: 6am-8am and 2pm to 4pm only**
- **do not allowing live music or amplified music for crowds greater than 30 customers and limiting times when they can take place i.e., do not allow this during public holidays and weekends**
- **require a provision for security guard during opening hours and 1 hour after closer so to disperse any loitering or lingering customers**
- **'wind down time' from 8:30pm to 9pm when no alcohol can be served or music played**
- **lowered volume of music for final 1 hour**
- **cleaner employed to check clean inside and outside area for litter and any other nuisance i.e. urination**
- **capacity limits to maximum of 30 customers at any time**
- **no outside drinking allowed (in accordance with planning permissions)**
- **no alteration to layout of premises allowed, including no more seating**

The protection of children from harm

1. Crime in the area was not considered at all. Unfortunately, Arch 18 is next to the bridge that has had several violence, drugs and sexual crime reported, including sexual abuse. Having a bar next to a point where criminal activities and antisocial behaviour are already existing its promoting and encouraging rather than discouraging/stopping such behaviour. It is widely agreed that alcohol lowers inhibitions and it's a factor that contributes to 40% of all violent crimes. Manor place Depot being a residential community with residents on the ground floor, makes those residents venerable to attacks and most probable target for antisocial behaviour. There are already reported cases of theft, looting, stealing etc. to the Metropolitan Police, a bar will be causing further spotlight to the development making residents unsafe.
2. Moreover, sale of drugs has been reported next to the Arch 18 and under the bridge on numerous occasions. The area has already a high footfall of people

due to the proximity to Morrison's and Morrison's Carpark that is and has been a loitering area for sex workers and drug workers. It will only increase with a bar and drinking establishment next to it. I believe that this is not an appropriate position for a bar just next to a block of flats that has residents on ground floor. When planning permission has been originally granted for the entire Manor Place Development, I believe it was correctly planned to exclude drinking establishments to guard the local area and residents in the immediate proximity. As such I believe that this change was never supposed to be approved.

<https://moderngov.southwark.gov.uk/documents/s85367/Appendix%20Southwark%20Public%20Health%20Approach%20to%20Serious%20Youth%20Violence.pdf>

3. Moreover, in the area has been recorded an increase of Domestic-Violence directly linked to alcohol abuse that directly and indirectly affects children.

Additional references

- a) <https://www.southwarknews.co.uk/news/sharp-rise-in-domestic-abuse-cases-since-the-lockdown-came-into-force/>
- b) Southwark Council - Violence Against Women and Girls Strategy 2019-2024
- c) <https://www.londoncouncils.gov.uk/our-key-themes/crime-and-public-protection/sexual-and-domestic-violence-including-vawg/case-studies-5>

Proposed Resolution:

A) – do not grant a licence at all

OR

B)

- do not allow an off-site licence, in accordance with planning permission
- do not allow any activities outside the dwelling
- do not allow the licence in perpetuity, if the tenant changes the licence should cease.
- limit the operating hours to, in combination with planning permission granted
 - Wednesday - Friday: 4pm - 9pm
 - Saturday: Noon - 9pm
 - Sunday: Noon - 9pm
- not serving intoxicated customers
- only 25 and over allowed in and as customers
- dark blacken or obstructed windows – not allowing visibility of drinkers from outside
- require a provision for security guard during opening hours and 1 hour after closer so to disperse customers or remove intoxicated customers
- e a provision for CCTV with police access
- Sensor lighting for prevention of crime, with measures to tackle light pollution
- 'wind down time' from 8:30pm to 9pm when no alcohol can be served or music played
- lowered volume of music for final 1 hour

- **text and radio pager communications for staff and direct links to the police**
- **crime prevention notices displayed prominently**
- **responsible drinks promotions prominently**
- **no alteration to layout of premises allowed, including no more seating at any time**

Many thanks

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

OTHER PERSON V

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

License number: 874895

URL:

http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR1JDNsnBgoTx-KVnUzStZ3aEUQ_nOZJAYD5hNZRK4i7I3DTNYSZPxskw0

Dear Sir or Madam,

I am writing with regards to the planning application 874895.

Firstly, I live within 100m of this development and I was not sent any letters in the post about this license application. I was also not consulted in regards to this first application which I did not have the opportunity to object to:

<https://planning.org.uk/app/54/QQDRI5KBM8400> again no letters were sent to my letter box.

[This](#) was the original application for change of license to allow class E use for drinking establishments.

With your criteria for objection, here is my objection to both licenses:

Prevention of crime and disorder

I have been a victim of multiple thefts in recent months, firstly of a bicycle on Angel Lane and high value plants. By opening a bar you are encouraging unsavoury individuals to be in an area that is supposed to be family friendly. We already are suffering with high rates of crime, my partner having witnessed a woman being threatened verbally and physically abused close to the arches. We don't want drunk individuals behaving antisocially close to our home.

Protection of children from harm and public nuisance

When me and my partner start a family, our child's bedroom will be on the Angel lane side. We would not feel safe knowing that there is a bar with potentially unsavoury individuals close to where we live. We also do not like the fact that the bar will be open until 11pm, children need their sleep and so having noise every night does not lead us to believe that we are living in a family friendly area.

There are many other areas where there are no ground floor flats such as elephant park for drinking establishments to exist. We do not believe that the pros of opening a drinking establishment outweigh the negatives.

Other residents have voiced their concerns that their children will be living in an unsafe area where their children are at risk. This is not the type of establishment Southwark council should be encouraging in what is supposed to be a residential area. Walworth road with an abundance of shops is the ideal location for drinking establishments, not Angel Lane that is residential.

In conclusion, we believe the initial license was given without proper consultation therefore we want the opportunity to object to the license that has already been granted. We strongly oppose the second license and would like for it to be revoked. We believe that giving the license offers no material benefit to the residents and the local community and increases the risk of further antisocial behaviour.

Yours sincerely,

██████████

OTHER PERSON W

From: [REDACTED]
Sent: Wednesday, June 23, 2021 11:11 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to license application 874895

23rd June 2021

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895.
http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs

I am a resident of [REDACTED] which is within a 100m radius of Arch 18, Angel Lane and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I now wish to address directly the application for the license of Arch 18 and will use Southwark Council's own criteria laid out in the Southwark Statement of Licensing Policy 2021-2026.

Please take these comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage and place suitable limits to operation

(A formal reply confirming receipt would be appreciated)

Section 8 - Prevention of Crime

There has been a number of recent incidents of theft from ground floor properties in the evening around 22:00-23:00. Criminals are climbing over patio fences to steal garden furniture and plant pots. There is also a nearly weekly occurrence of people attempting to break in to the lobby areas of the development and stealing amazon parcels. This is despite the property being meters from the Walworth Road Police department.

As the Manor Place Develop is already experiencing crime and disorder it is my firm belief that adding alcohol to the equation, known to reduce inhibitions, will only further exacerbate the issues. Additionally, it is my concern that social drug taking and the associated dealing of drugs will take place more frequently underneath the pedestrian railway arches on Angel Lane.

The application only focuses on prevention of crime within the premises and does not consider it's impact across the residential development

Resolution - Require a security guard during operating hours at the premises doors and an additional contribution to the security of the whole development during opening hours

Resolution - Limit alcohol sale for both on and off premises to 9pm

Resolution - Do not all the license in perpetuity. If the tenant changes, the license should automatically terminate.

Section 9 - Public Safety

There are no bins on the development due to security concerns around the railway arches. Glass Bottles, Beer Cans and Cigarette butts will be thrown in bushes and left on the floor. If one of these bottles breaks it is then a significant risk to the children of young families living on the development

Additionally, Angel Lane is a private road and not a council owned property. If there is an injury due to a drunken fall or a child injuring themselves the residents and our collective insurance/liability is at risk. This will have a negative impact upon our service charges with no obligation upon the tenants of Arch 18 to contribute to the costs.

Resolution - Require a security guard during operating hours at the premises doors and an additional contribution to the security of the whole development during opening hours

Resolution - Require the tenants to contribute to the daily cleaning on Angel Lane and the communal areas of the development

Resolution - Do not allow operation as an off license

Resolution - Limit alcohol sale for both on and off premises to 9pm

Resolution - Do not all the license in perpetuity. If the tenant changes, the license should automatically terminate.

Section 10 - Prevention of Public nuisance

I work as a record producer and professional sound engineer. I can assure you that although the license may state that not music is to be heard outside the property, that is IMPOSSIBLE. A 12db reduction in sound is perceived as half volume to the human ear and a 24db volume drop (75%) reduction is the bare minimum required by a recording studio looking to be a responsible member of the community,.

For Arch 18 to achieve this will require almost 24" of sound isolation across it's entire frontage and what is pretty much an airlock for the entrance. This will be prohibitively expensive and therefore will not be installed by the tenants.

I personally own the equipment to monitor the noise levels coming from the property and will be checking daily and compiling a diary to present tot he Licensing Team if an unrestricted alcohol license is granted.

That is only considering noise generated directly from within the premises. When you consider drunken customers shouting in the streets the issue is significantly compounded.

Almost all residents on Angel Lane have bedrooms facing the arches and the noise will be heard and will keep residents awake at night.

Finally, public urination in the pedestrian railway arches is already an issue and will once be exacerbated by drunken customers looking for a place to relieve themselves on the way home, or whilst using the communal gardens to drink.

There is also a very real concern that urination and littering will take place against the ground floor patio bushes and railings. For the record my wife and I have one of these properties and will be the very first to complain to the premises and the Licensing Department if this happens.

Resolution - Insist on significant soundproofing be installed on the premises frontage

Resolution - Limit alcohol sale for both on and off premises to 9pm

Resolution - Do not allow operation as an off license

Resolution - Require a security guard during operating hours at the premises doors and an additional contribution to the security of the whole development during opening hours

Section 11 - The Protection of Children From Harm

280 of section 11 states *"The licensing objective of the protection of children from harm includes the protection of children from moral psychological and physical harm. This includes not only protecting children from the harms associated with alcohol but also wider harms such as exposure to strong language and sexual expletives "*

There are disproportionately more young families on Angel Lane compared to the Danson Mews section of the development due to the prevalence of shared ownership properties.

As time progresses this will only increase as couples decide to start families, something my wife and I are considering.

For almost all properties on Angel Lane the smaller bedrooms, typically a child's room, face the railway arches.

It is impossible to believe that drunken adults will not shout expletives at one another, albeit in a jovial manner, within earshot of children with their bedroom windows open. Additionally drinkers stepping out of the premises to smoke cigarettes will lead to smoke flowing in to children's bedrooms

A drinking establishment of any type has no place on a residential development such as Manor Place, especially one with an unrestricted license. Flowing 12:00 - 23:00 drinking.

Finally, it is my belief that people purchasing alcohol for consumption off license, will lead to drinkers congregating and therefore littering in the communal garden area of the development. Children should not have to play in an environment where broken bottles and crushed cans may be found in the bushes.

One would assume that provision of bins might help mitigate this (at the licensees expense) however due to the developments close proximity to the railway arches they're not allowed for security reasons.

Resolution - Limit alcohol sale for both on and off premises to 9pm

Resolution - Do not allow operation as an off license

Resolution - Require a security guard during operating hours at the premises doors and an additional contribution to the security of the whole development during opening hours

Resolution - Do not allow under any circumstances loitering in front of the property for smoking

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

OTHER PERSON X

From: [REDACTED]
Sent: Friday, June 25, 2021 11:12 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licensing Service Email Objection

Subject : Objection to license application 874895

25th June 2021

Dear Licensing Team

I wish to make a formal objection to Licensing Application number 874895.
http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs

I am a resident of [REDACTED] which is within a 100m radius of the Arch 18 and I along with the other residents of Manor Place Depot were not properly informed of the change of use application.

We received no letters and were not given an opportunity to voice our concerns. As such a formal complaint has been lodged with the Southwark planning department.

I'd like to list my direct objections for the license of ARCH 18 - using Southwark Councils own criteria as laid out in its Licensing Policy 2021-2026 as a template. Please take the comments in to consideration when deciding if the license should be granted, and if it is granted please consider the residents who have not had a chance to challenge the change of usage and place suitable limits to operation.

Section 8 - Prevention of Crime

I have witnessed drug deals happening in the arches and around the development in the 18 months I have been living here. There has also been theft of parcels from the lobby's. As the Manor Place Develop is already experiencing crime and disorder it is my firm belief that having drunk/under the influence people in the area will add to the problem. Apparently the application only focuses on prevention of crime within the premises and does not consider it's impact across the residential development

Resolution - Require a security guard during operating hours
Resolution - Limit alcohol sale for both on and off premises to 9pm

Resolution - Do not all the license in perpetuity. If the tenant changes, the license should automatically terminate.

Section 9 - Public Safety

That the Taproom is in the end arch by the busy road (and at the junction of the Morrisons store access) - and that is the consumers spill out onto the roadside this will pose risk to both the customers (especially if under the influence of alcohol)the public in trying to use the pavements/angel lane road.

Section 10 - Prevention of Public nuisance

"This Authority expects Applicants for premises licences and club premises certificates to have made relevant enquiries about the local area before submitting their application."

This has not been performed for this application. I have received no communication from the leaseholders or the applicants. Manor Place is a residential development, set away from the main street of shops and services etc. It is quiet and peaceful in the evenings and nights - part of the reason I moved here. Therefore the impact of an out of hours venue will have more impact on our lives; noise, increase in people traffic etc.

- will there be regular patrols of the boundary?
- How will they control any disturbance? Further - will the consumers be limited to inside the premises only?
- if the consumers migrate to under the arches - how will this be managed?
- what is the maximum capacity set for inside and outside the venue?
- are they going to soundproof the venue? I work shifts including night shifts for the NHS - this type of venue always affects the out of hours rest period.

There is already a litter issue on angel lane - there are copious amounts of it in the flower beds, from spillage after the refuse collection, and no public bins available.

- who will arrange the clear up operations?

I hope my issues will be taken into consideration, and I look forward to hearing your reply.

Yours sincerely,

████████████████████

OTHER PERSON Y

From: [REDACTED]
Sent: Monday, June 28, 2021 4:08 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Support to license application 874895

28/07/2021

Dear Licensing Team,

I'm emailing in regards to Licensing Application number 874895.
http://app.southwark.gov.uk/licensing/LicPremisesAppliedDetails.asp?systemkey=874895&fbclid=IwAR2TDQI2bYhaLvHj1FcNHr04tcwCGMnwQNx5nrdVkASkD4_xeHPW6NcZYDs

I am a resident of [REDACTED] which is within a 100m radius of Arch 18, and I along with the other residents of Manor Place Depot were not properly informed of the change of use application, which is worrying. We received no letters and were not given an opportunity to voice our concerns.

I'm all for the applicants opening a bar/bottle shop on my street, and think it will be great for the area. I'm also excited to be able to support a small, London based business. However I have a couple of concerns, which are listed below, based on Southwark Council's criteria laid out in the Southwark Statement of Licensing Policy.

Section 7 - Hours of operation

As the shop/bar is very close to neighbouring flats, I feel that 11pm closing every night of the week is excessive. I'm a customer of similar businesses within Southwark and can't think of any that close after 10pm, especially during the week.

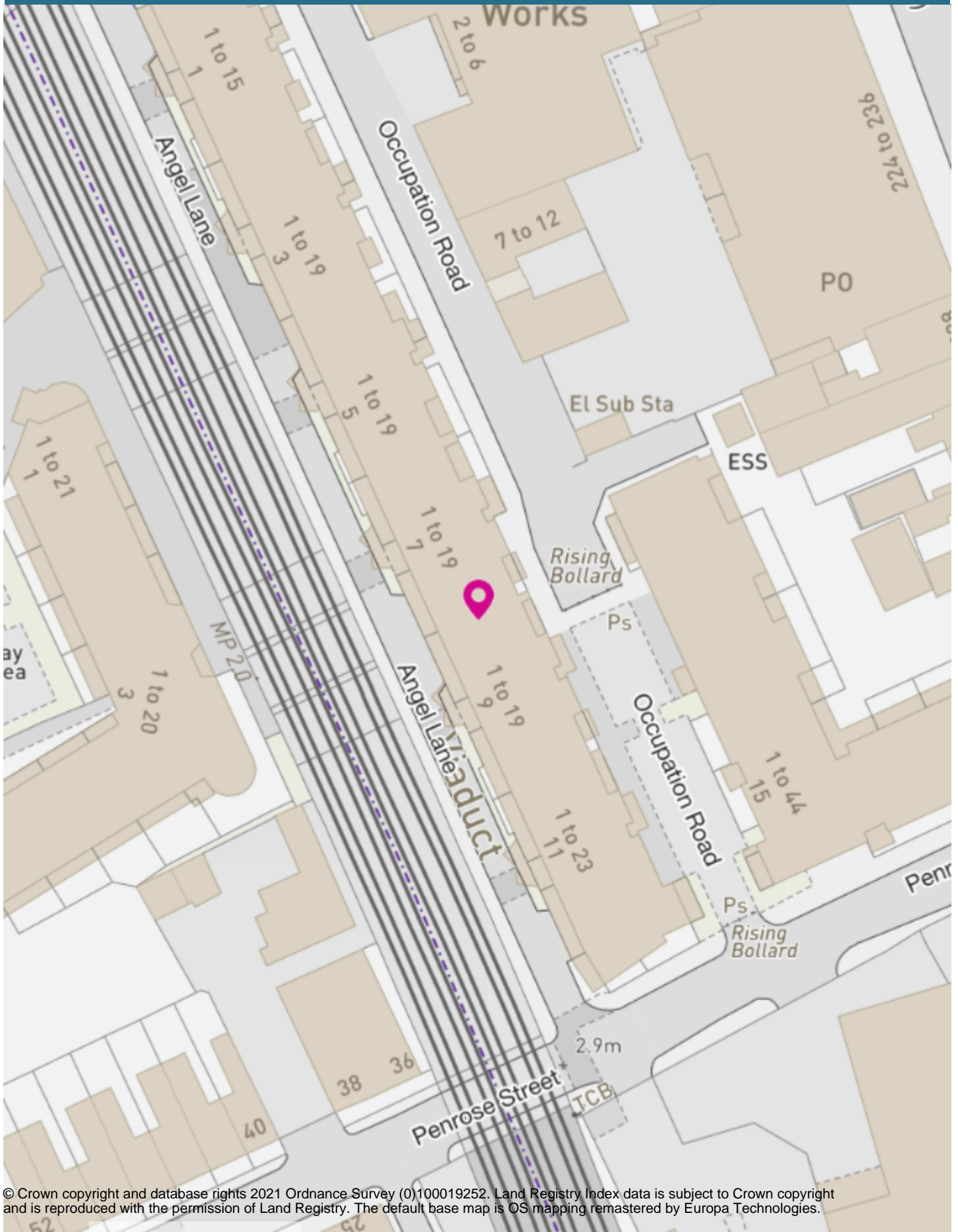
Suggested resolution - Limit alcohol sale for both on and off premises to 10pm, based on the arch's proximity to the flats on Angel Lane.

Section 10 - Prevention of Public nuisance I'm concerned that once the licence is granted, and Better World Brewing leave Arch 18, any new tenant could, in theory, open a night-club, which is absolutely what Angel Lane doesn't need.

Suggested resolution - Better World Brewing leave Arch 18, the license should automatically terminate.

Many thanks,

[REDACTED]



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15-Jul-2021

Item No. 6.	Classification: Open	Date: 29 July 2021	Meeting Name: Licensing Sub-Committee
Report Title:		Licensing Act 2003: Application for a Personal Licence	
Ward(s) or groups affected:		None	
From:		Strategic Director of Environment and Leisure	

RECOMMENDATION

1. That the licensing sub-committee decide whether to grant the application for a personal licence made under section 117 of the Licensing Act 2003 to the individual specified in the closed report.
2. Notes:
 - a) The representations have been made in respect of this application by the Commissioner of Police for the Metropolis.
 - b) Due to the level of personal data in relation to this application, personal details have been omitted from this report. A closed version will be available to relevant participants at the hearing.

BACKGROUND INFORMATION

The Licensing Act 2003

3. The Licensing Act 2003 received royal assent on 10 July 2003. The Act provides a licensing regime for the sale of alcohol; the provision of regulated entertainment; and the provision of late night refreshment.
4. This new licensing regime became effective as of 24 November 2005. From this date, licensable activities under the Act can only be carried on under the appropriate combination of personal and premises licences, club premises certificates and temporary event notices.
5. Except for circumstances where the police or the Secretary of State raise representations, properly made applications will be granted.

KEY ISSUES FOR CONSIDERATION

The personal licence application process

6. A personal licence is required under the Act by any person who intends to operate in a position where they will authorise the sale or supply of alcohol in conjunction with a premises licence.
7. Applications for personal licences are made to the local authority for the area in which the applicant normally resides. Licences do not expire and are portable.
8. Individuals seeking a personal licence must:
 - Possess an accredited licensing qualification or be a person of a prescribed description.
 - Have had no personal licence held by them forfeited in the period of five years ending with the day the application was made.
 - Provide a criminal records disclosure (or certified copy of it).
 - Provide a photograph of him or herself, endorsed to the effect that it is a true likeness.
 - Provide a statement (by way of a form entitled “disclosure of convictions and declaration”) giving details of any relevant or foreign offence of which they have been convicted.
 - Provide a copy of the application to the police within 48 hours of the application being made.
 - Pay the appropriate fee of £37.
9. Where the applicant has been convicted of a relevant offence or foreign offence and the chief officer of police is satisfied that the circumstances of the case are such that granting the application would undermine the crime prevention objective, the chief officer of police must give an “objection notice” no later than 14 days after the day on which a copy of the application is received. Unless this “objection notice” is withdrawn, the local authority must hold a hearing to consider the objection.

The application under consideration

10. On the 11 June 2021, the applicant applied to this council under section 117 of the Licensing Act 2003 for a personal licence. The application was

accompanied by the additional documentation and information outlined in paragraph eight above.

11. A copy of the application and the disclosure certificates are attached as Appendix A of the closed report. The previous application by the applicant is attached as Appendix C of the closed report and the notice of decision relating to the previous application is attached as Appendix D of the closed report.

Police notice of objection

12. On 28 June 2021 the personal licence application was sent to the Commissioner of Police. On 29 June 2021 the Commissioner of Police for the Metropolis made objection in respect of the original application. A copy of the objection notice is attached as Appendix B of the closed report.
13. The police propose that the information provided in the objection notice be taken into consideration and the matter is put to the licensing sub-committee accordingly.

The Licensing Act 2003 and Southwark Council's statement of licensing policy

14. The Licensing Act 2003 requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives, which are:
 - The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.
15. In carrying out its 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
 - Relevant representations.
16. Council assembly approved the Southwark Council statement of licensing policy 2021-2026 on 25 November 2020 and it came into effect on 1 January 2021. Sections of the statement that are considered to be of particular relevance to this application are:

- Section three which sets out the purpose and scope of the policy and reinforces the four licensing objectives.
 - Section four covering administration, exercise and delegation of function which deals with the licensing process.
 - Section 8 – The prevention of crime and disorder. This provides general guidance on the promotion of the first licensing objective.
 - Appendix C details other relevant council and government policies including the relevant Articles under the Human Rights Act 1998.
17. The purpose of Southwark’s licensing statement of 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 applications placed before it. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.

Resource implications

18. A fee of £37 has been paid by the applicant, being the statutory fee payable in respect of an application for a personal licence. The fee makes a contribution toward the cost of processing the application.

Consultation

19. The provisions of the Licensing Act 2003 do not provide for any consultation beyond that with the Commissioner of Police for the Metropolis.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance

20. The sub-committee is asked to determine the application for a grant of personal licence. The application for a personal licence should normally be granted without the need for a hearing if no relevant objections were received from the police or Secretary of State on crime and disorder grounds.
21. It is important to distinguish the application for grant/renewal of a personal licence under the Licensing Act 2003 from the type of applications previously heard by the sub-committee, where a licence was renewed or an applicant sought to vary. The principles that apply are significantly different

in many respects (although the requirement to give all parties a fair, unbiased hearing remains).

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

Principles for making the determination

23. The general principle is that applications must be granted unless relevant representation is received. This is subject to the proviso that the applicant has not been convicted of, or committed any of the relevant offences as contained in Schedule 4 of the Licensing Act 2003.

Determination of application for grant of personal licence

24. The sub-committee's discretion is thus limited. It can only grant, or refuse the personal licence, if it is necessary to do so in regards to the promotion of the prevention of crime and disorder.

Hearing procedures

25. 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
 - 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.

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

26. 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.
27. 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.
28. The licensing sub-committee is entitled to consider other information not contained in this document if they are relevant, i.e. are properly attributable to the suitability of the applicant to hold a licence. Guidance is that the licensing authority will primarily focus on the direct impact of granting the personal licence to the applicant on members of the public, living, working or engaged in normal activity in the area concerned.
29. Members will be aware of the council's code of conduct that 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.

Guidance

30. Members are required to have regard to the Secretary of State's 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

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

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Licensing Act 2003 Home Office guidance Secondary Regulations Southwark statement of licensing policy Case file	Southwark Licensing, Hub 1, Floor 3, 160 Tooley Street, London SE1 2QH	Kirty Read 0207 525 5748

AUDIT TRAIL

Lead Officer	Caroline Bruce, Strategic Director of Environment and Leisure	
Report Author	Justin Williams, Licensing Officer	
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Dated	20 July 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	20 July 2021	

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LICENSING SUB-COMMITTEE DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2021-22

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