

## Licensing Sub-Committee

Thursday 6 October 2022  
10.00 am  
(Reconvened from 18 August 2022)

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

### Membership

Councillor Renata Hamvas (Chair)  
Councillor Barrie Hargrove  
Councillor Andy Simmons

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Access to information

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#### Contact

Andrew Weir by email: [andrew.weir@southwark.gov.uk](mailto:andrew.weir@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Althea Loderick**

Chief Executive

Date: 27 September 2022



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(Reconvened from 18 August 2022)

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### Order of Business

Item No.	Title	Page No.
	<b>PART A - OPEN BUSINESS</b>	
1.	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
2.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
3.	<b>NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT</b>	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	<b>DISCLOSURE OF INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	<b>LICENSING ACT 2003: SOUTHBANK NIGHTCLUB T/A/ LA ESTACION 57-59 CAMBERWELL ROAD, LONDON SE5 0EZ</b>	1 - 79

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

**PART B - CLOSED BUSINESS**

**EXCLUSION OF PRESS AND PUBLIC**

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

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

Date: 27 September 2022

<b>Item No.</b> 5.	<b>Classification:</b> Open	<b>Date:</b> 2 August 2022	<b>Meeting Name:</b> Licensing Sub-Committee
<b>Report title:</b>		Licensing Act 2003 – Southbank Nightclub t/a/ La Estacion – 57-59 Camberwell Road, London, SE5 0EZ	
<b>Ward(s) or groups affected:</b>		Faraday	
<b>From:</b>		Strategic Director of Environment and Leisure	

## RECOMMENDATION

1. That the licensing sub-committee considers an application submitted by Azaria Quin under Section 51 of the Licensing Act 2003 (the Act) for the review of the premises licence held by Uwa Enri Julius, in respect of the premises known as Southbank Nightclub t/a/ La Estacion – 57-59 Camberwell Road, London, SE5 0EZ.
2. Notes:
  - a) The grounds for the review are stated in paragraphs 12 to 14 of this report. A copy of the premises licence review application is attached as Appendix A.
  - b) The review application is supported by representations submitted by Responsible Authorities in Appendix B and by other persons in Appendix C and D. Details of the representations are provided in paragraphs 15 to 20.
  - c) A copy of the current premises licence issued in respect of the premises is attached to this report as Appendix E. A map of the area that the premises are located in is attached as Appendix G.
  - 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 applications 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. 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.
8. The premises licence once issued remains valid for the life of the business unless surrendered or revoked. However, under section 51 of the Act it remains open to any Responsible Authority or other person to apply to the local Licensing Authority for a review of the premises licence where there are ongoing concerns regarding one or more of the four stated licensing objectives.

## KEY ISSUES FOR CONSIDERATION

### The premises licence

9. The premises licence allows the provision of licensable activities as follows:
- The sale of alcohol to be consumed on the premises -
    - Sunday to Wednesday 10:00 to 00:00
    - Thursday 10:00 to 02:30
    - Friday and Saturday 10:00 to 04:30
  - The provision of late night refreshment (indoors and outdoors) -
    - Sunday to Wednesday 23:00 to 00:00
    - Thursday 23:00 to 02:30
    - Friday and Saturday 23:00 to 04:30
  - The provision of regulated entertainment in the form of films, live music, recorded music, performances of dance and anything similar(indoors) -
    - Sunday to Wednesday 10:00 to 00:00
    - Thursday 10:00 to 02:30
    - Friday and Saturday 10:00 to 04:30
  - Opening Hours
    - Sunday to Wednesday 10:00 to 00:30
    - Thursday 10:00 to 03:00
    - Friday and Saturday 10:00 to 05:00

10. The licence is subject to the mandatory conditions set down under the Act and further conditions consistent with the operating schedule submitted with the application for the licence. A copy of the full premises licence is attached as Appendix E.

### **Designated premises supervisor (DPS)**

11. The current Designated Premises Supervisor (DPS) named on the licence is Uwa Enri Julius, who holds a personal licence with Lewisham and is also the premises licence holder.

### **The review application**

12. On 28 May 2022, an application was submitted by Azaria Quin under Section 51 of the Licensing Act 2003, for the review of the premises known as Southbank Nightclub t/a/ La Estacion – 57-59 Camberwell Road, London, SE5 0EZ.
13. The review application was submitted in respect of the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm licensing objectives and in summary states that the following has been witnessed and / or taken place at the premises:
  - Excessive noise from patrons and loud music;
  - Antisocial behaviour including fights on the street outside;
  - Feeling unsafe in the immediate vicinity;
  - Detritus left by patrons;
  - The length of hours currently granted to the premises;
  - The proximity to local residents.
14. Full details of the grounds for the review are provided within review the application. A copy of the review application is attached as Appendix A.

### **Representations from Responsible Authorities**

15. There are supporting representations submitted in relation to the review application by the Metropolitan Police, Environmental Protection and the Licensing Authority in their roles as Responsible Authorities.
16. The representation from the Police is made under the licensing objectives of the prevention of crime and disorder, public safety and the prevention of public nuisance. It evidences disturbance incidents that have arisen at the premises and a breach of COVID Regulations. This representation is available in Appendix B.
17. The representation from Environmental Protection in relation to the public nuisance aspect of the application. Complaints have been made to the Southwark Noise Team, but it is stated that the level of noise complained about did not constitute a public nuisance.
18. The Licensing Authority's representation is made in support of the review under the licensing objectives of the prevention of crime and disorder and the prevention of public nuisance; and draws attention to a history of complaints emanating from the premises and a number of licence breaches. The representation refers to supporting

information which was not available at the point this report was written. This representation is available in Appendix B.

### Representations from Other Persons

19. Eight supporting representations have been received from other residents in the vicinity, citing excessive noise from patrons and music, crowds of patrons on the street causing antisocial behaviour and spreading into neighbouring streets, drunken behaviour, public urination, breaches of licence conditions and the subsequent impact on local families and their properties. The representation is attached as Appendix C.
20. There are four representations in support of the premises licence holder. They state that the premises is being run properly. Members may wish to consider the validity of these representations as they may be borderline in validity as they fail to address one or more of the four licensing objectives. The representations are available in Appendix D.

### Operating History

21. The premises was originally licensed under the previous Justices' system from March 2006, initially to Knightriders Entertainment Limited. The licence covered the ground floor and basement. In September 2013, it was transferred to Edo Entertainments Limited.
22. On 14 July 2014, Enri Julies (the current premises licence holder and DPS) applied for a new premises licence for the basement only, to change the premises into a nightclub and to use the basement only. The application received representations from Responsible Authorities and local residents and was hearing by the Licensing Sub Committee on 08 September 2014. A copy of the Notice of Decision is included for Members information in Appendix F.
23. Mr Uwa Enri Julius (the premises licence holder) became the DPS as of May 2015.
24. A local resident initiated a review of the premises licence on 29 May 2022. This was withdrawn a week later on 01 June 2022.
25. On 08 June 2022 On 31 January 2022, an application was submitted by Azaria Quin for the review of the premises licence.
26. There is no recent history of temporary events notices for the premises.
27. The following is a table of most recent complaints regarding the premises, received by the Licensing Authority, over the past 12 months:

<b>Date</b>	<b>Complainant</b>	<b>Complaint</b>	<b>Outcome</b>
05/07/2021	Local Resident	Complaint of noise on egress of patrons at 05:00hrs with no attempt from security to control.	Written warning to premises
27/09/2021	Local Resident	Excess noise from premises including music and noise from patrons.	Verbal advice to premises from EO

29/11/2021	Local Resident via Noise Team	Complaint of loud music.	Visit from Noise Team, no action taken.
28/03/2022	Local Resident	Excess noise from premises including music and noise from patrons.	Response to Complainant, referred to NTE.

### The local area

28. A map of the local area is attached as Appendix G. There are the following licensed premises in the immediate vicinity (100m):

- **Emukay Restaurant – 91 Camberwell Road, SE5 1EZ**, licenced for:
  - The sale by retail of alcohol (on and off sales)
    - Monday to Sunday 10:00 to 02:30 (the following day)
  - The provision of late night refreshment (indoors)
    - Monday to Sunday 23:00 to 03:00 (the following day)
  - The provision of regulated entertainment in the form of performances of dance, live music, recorded music and anything similar (indoors)
    - Monday to Sunday 20:00 to 02:30 (the following day)
  
- **Red Sea – 85 Camberwell Road, SE5 0EZ**, licensed for:
  - The sale by retail of alcohol (both on and off sales)
    - Sunday to Thursday 12:00 to 23:00
    - Friday 12:00 to 00:00 (midnight)
    - Saturday 12:00 to 02:00 (the following day)
  - The provision of late night refreshment (indoors)
    - Friday 23:00 to 00:00 (midnight)
    - Saturday 23:00 to 02:00 (the following day)
  
- **Legacy Restaurant – 53 Camberwell Road SE5 0EZ**, licenced for:
  - The sale by retail of alcohol (on sales only)
    - Monday to Thursday 10:00 to 00:30 (the following day)
    - Friday to Sunday 10:00 to 02:30 (the following day)
  - The provision of late night refreshment (indoors)
    - Monday to Thursday 23:00 to 00:30 (the following day)
    - Friday to Sunday 23:00 to 02:30 (the following day)
  - The provision of regulated entertainment in the form of performances of dance, live music and recorded music (indoors)
    - Monday to Thursday 18:00 to 00:30 (the following day)
    - Friday to Sunday 18:00 to 02:30 (the following day)
  
- **Abokobi Ghanaian Restaurant – 33 Camberwell Road, SE5 0EZ**, licensed for:
  - The sale by retail of alcohol (both on and off sales)
    - Monday to Sunday 12:00 to 23:30
  - The provision of late night refreshment (indoors)
    - Monday to Sunday 23:00 to 23:30



- **Dallas Chicken and Ribs – 30 Camberwell Road, SE5 0EN**, licensed for:
  - The provision of late night refreshment (indoors)
    - Monday to Sunday 23:00 to 01:00 (the following day)
- **Astra Newsagents – 22 Camberwell Road, SE5 0EN**, licensed for:
  - The sale by retail of alcohol (off sales only)
    - Monday to Sunday 06:00 to 22:00
- **Costcutter Supermarket – 25 Camberwell Road, SE5 0EZ**, licensed for:
  - The sale by retail of alcohol (off sales only)
    - Monday to Sunday 24hours-a-day

### **Southwark Council Statement of Licensing Policy**

29. Council assembly approved Southwark's statement of licensing policy 2021-2026 received assent on 25 November 2020 and came into effect on 1 January 2021. 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 – Which 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 - Which 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 – Which 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 – Which 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 – Which provides general guidance on the promotion of the first licensing objective
  - Section 9 – Public Safety – Which provides general guidance on the promotion of the second licensing objective
  - Section 10 – The Prevention of Nuisance – Which provides general guidance on the promotion of the third licensing objective
  - Section 11 – The Protection of Children from Harm – Which provides general guidance on the promotion of the fourth licensing objective.
30. 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)**

31. Within Southwark's Statement of Licensing Policy, the premises is outside of a Cumulative Impact Policy Area and in a residential area. Under the Southwark Statement of Licensing policy 2016 - 2020 the following closing times are recommended as appropriate within this area for this categories of premises indicated:
- Closing time for restaurants and cafes is 23:00hrs daily;
  - Closing time for public houses is 23:00hrs daily;
  - Closing time for Night Clubs (with 'sui generis' planning classification) are not considered appropriate for this area

### **Climate Change Implications**

32. Following council assembly on 14 July 2021, the council is committed to considering the climate change implications of any decisions.
33. Climate change is not a legal factor in the consideration of a grant of a premises license under the current licensing objectives, however members can make enquiries and request an agreement from applicants to promote the reduction of the impact of climate change that may be caused by the operation of the premises.
34. Examples of such an undertaking may be:
- Not use single use plastics, such as disposable plastic glasses, when selling alcohol at the premises.
  - Encourage patrons not to drive to venues by providing details of public transport on their webpages/tickets.
35. The council's climate change strategy is available:  
<https://www.southwark.gov.uk/assets/attach/48607/Climate-Change-Strategy-July-2021-.pdf>

### **Community, equalities (including socio-economic) and health impacts**

#### **Community impact statement**

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

#### **Equalities (including socio-economic) impact statement**

37. This report does not result in a policy decision and each application is required to be considered upon its own individual merits with all relevant matters taken into account. In considering the recommendations of this report, due regard must be given to the public sector equality duty set out in section 149 of the Equality Act

2010. This requires the Council to consider all individuals when carrying out its functions.

38. Importantly, the Council must have due regard to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct; advance equality of opportunity and foster good relations between people with protected characteristics and those who do not. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The public sector equality duty also applies to marriage and civil partnership, but only in relation to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct.
39. The equalities impact statement for licensing decisions is contained within the Southwark Statement of Licensing Policy 2021 – 2026 <https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>.

### **Health impact statement**

40. Health impacts cannot be considered by law when making decisions under the Licensing Act 2003.

### **Resource implications**

41. There is no fee associated with this type of application.

### **Consultations**

42. Consultation has been carried out on this application in accordance with the provisions of the Licensing Act 2003.

### **Community impact statement**

43. 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 & Governance**

44. The sub-committee is asked to determine, under Section 51 of the Licensing Act 2003, following an application, made under Section 51 of the same act, for a review of premises licence. At any stage, following the grant of a premises licence, a responsible authority or any other person may ask the licensing authority to review the licence because of a matter arising at the premises in connection with any of the four licensing objectives.
45. The principles, which sub-committee members must apply, are set out below.

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

46. Under s.52 the licensing authority must hold a hearing to determine the review and any relevant representations.

47. The four licensing objectives are:

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

48. Each objective must be considered to be of equal importance. The authority must, having regard to the application and any relevant representations, take such of the following steps as it considers appropriate for the promotion of the licensing objectives. The steps are to:

- Modify the conditions of the licence by altering, omitting or adding any condition
- Exclude a licensable activity from the scope of the licence
- Remove the designated premises supervisor
- Suspend the licence for a period not exceeding three months
- Revoke the licence.

49. For the purpose of determining a relevant representation under section 52 of the Act a “relevant representation” means representations which:

- Are relevant to one or more of the licensing objectives
- Are made by the holder of the premises licence, a responsible authority or an other person within the prescribed period
- Have not been withdrawn
- If made by another person (who is not also a responsible authority), that they are not, in the opinion of the relevant licensing authority frivolous or vexatious.

50. Modifications of conditions and exclusions of licensable activities may be imposed either permanently or for a temporary period of up to three months.

51. The authority may decide that no action is necessary if it finds that the review does not require it to take any steps appropriate to promote the licensing objectives.

52. In deciding what remedial action if any it should take, the authority must direct its mind to the causes or concerns that the representations identify. The remedial action should generally be directed at these causes and should always be no more than an appropriate and proportionate response.

53. It is of particular importance that any detrimental financial impact that may result from a licensing authority’s decision is appropriate and proportionate to the promotion of the licensing objectives in the circumstances that gave rise to the application for review.

## **Reasons**

54. Where the authority determines an application for review it must notify the determination and reasons why for making it to:

- The holder of the licence
- The applicant
- Any person who made relevant representations
- The chief officer of police for the area (or each police area) in which the premises are situated.

### **Hearing procedures**

55. 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.

56. This matter relates to the review of the premises licence under section 51 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**

57. 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.

58. 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.
59. 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.
60. 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.
61. 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.
62. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities.
63. 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.
64. 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**

65. Members are required to have regard to the DCMS 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 & Governance

66. The head of community safety and enforcement has confirmed that the costs of this process are borne by the service.

## BACKGROUND DOCUMENTS

Background papers	Held At	Contact
Licensing Act 2003 DCMS Guidance to the Act Secondary Regulations Southwark Statement of Licensing Policy Case file	Southwark Licensing, C/o Community Safety & Enforcement, 160 Tooley Street, London, SE1 2QH	Kirty Read Phone number: 020 7525 5748

## APPENDICES

No.	Title
Appendix A	Copy of the review application and supporting documentation
Appendix B	Representation from Responsible Authorities
Appendix C	Representations from Other Person supporting the review
Appendix D	Representations from Other Person supporting the PLH
Appendix E	Copy of the current premises licence
Appendix F	Copy of Decision Notice from 08 September 2014
Appendix G	Map of local area

## AUDIT TRAIL

<b>Lead Officer</b>	Caroline Bruce, Strategic Director of Environment and Leisure	
<b>Report Author</b>	Andrew Heron, Principal Licensing Officer	
<b>Version</b>	Final	
<b>Dated</b>	21 July 2022	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Governance	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	No	No
Date final report sent to Constitutional Team	21 July 2022	

**APPENDIX A**

01/06/2022

Application for a review of a premises licence or club premises certificate under the Licensing Act  
Ref No. 1851645

Please enter the name of applicant who is applying for the review of a premises licence under section 51/  
applying for the review of a club premises certificate under section 87 of the Licensing Act 2003 for the  
premises described in part 1

	Azaria Quin
--	-------------

## Notes for Guidance

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.

Please submit the completed form to along with the payment either by cheque or postal order made payable to London Borough of Southwark and dispatch to the following address below.

Environment and Social Regeneration  
Regulatory Services – Licensing Team  
160 Tooley Street  
3rd Floor Hub 1  
PO Box 64529  
London  
SE1P 5LX  
E-mail: [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)  
Tel 020 7525 4261

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

Address Line 1	57-59 CAMBERWELL ROAD
Address Line 2	
Town	LONDON
County	
Post code	SE5 0EZ
Ordnance survey map reference or description	

Name of premises licence holder or club holding club premises certificate (if known)

--	--

Number of premises licence or club premises certificate (if known)

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I am

	1) an individual, body or business which is not a responsible authority (please read guidance note 1)
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## Notes for Guidance

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.

## Personal Details

Title	Mrs
If other, please specify	
Surname	Quin (nee Murray)
Forenames	Azaria
I am 18 years old or over	Yes

## Current Address

Address Line 1	████████████████████
Address Line 2	
Town	████████
County	
Post code	██████

## Contact Details

Daytime contact telephone number	██████████
E-mail address (optional)	████████████████████

Would you like to add a second applicant?

	No
--	----

This application to review relates to the following licensing objective(s)

	Please select one or more as appropriate
	1) the prevention of crime and disorder 2) public safety 3) the prevention of public nuisance

Please state the ground(s) for review (please read guidance note 2)

	<p>continued noise on weekends not only in our places of home but on Walworth Road                  The noise has become so unbearable that I often have to move out on weekend nights as I cannot sleep through it                  The noise has prevented me from renting my flat for market rate                  The presence of the nightclub has prevented me from selling my flat to a buyer that requires a mortgage, as lenders now do not want to take the risk of lending above a nightclub (the reason we want to sell is due to the nightclub)                  Antisocial behaviour including fights breaking out in the street most weekends                  As a young female, I feel very unsafe to attempt to stop said antisocial behaviour and fights                  We wake up to find smashed bottles, litter, defecation on our entrance way on most weekends                  There is a safety threat on our cars which are parked outside - we frequently see smashed wing mirrors and windscreens which we assume is a result of drink-driving from club-goers                  There is often rubbish dumped in the entrance alleyway                  The nightclub hugely affects our community - the quality of our living, ability to sleep</p>
--	---

Please provide as much information as possible to support the application (please read guidance note 3)

	<p>I would like to emphasize the distress, increase in crime, loss in earnings and future earnings and impact on mental health that this ongoing issue has caused. The issue is not with the length of the license per say but the nightclub license itself. Therefore, I do not think the issues will be resolved by changing the licence to stop at 3am rather than 5am for example. I would like the licence to be revoked in its entirety.</p>
--	--

Notes for Guidance

2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.

Have you made an application for review relating to this premises before?

	No
--	----

If yes, please state the date of the application

--	--

If you have made representations before relating to these premises please state what they were and when you made them

	<p>Multiple calls to the noise compliants team - often with no answer from them                  Escalation to local MPs                  Discussions with the nightclub owner</p>
--	--

Checklist

	I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate I understand that if I do not comply with the above requirements my application will be rejected
--	---

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 CONVICTION TO A FINE OF ANY AMOUNT

Declaration (please read guidance note 5)

Applicant Full Name	Azaria Quin
Applicant or Applicant's solicitor or other duly authorised agent	
Date	01/06/2022
Capacity	resident

Notes for guidance

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

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 6)

Full name	Azaria Quin
-----------	-------------

Address (please read guidance note 6)

Address Line 1	██████████
Address Line 2	
Town	██████
County	
Postcode	██████
Telephone number (if any)	██████████
Email	a██████████

Notes for Guidance

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

**From:** azaria murray [REDACTED]  
**Sent:** Monday, July 11, 2022 9:48 AM  
**To:** Heron, Andrew <Andrew.Heron@southwark.gov.uk>  
**Subject:** Re: Premises Licence Review

Dear Mr Heron

Thank you for the update.

Just to explain, I am in frequent contact with Enri the nightclub owner to check the days that the nightclub is on (as unfortunately we try to move out on those nights and stay elsewhere). Copies of communication attached for reference and full transparency.

Would other residents be able to join the hearing on 2nd august?

Please may I clarify - are the three Responsible Authorities, namely the Police, Licensing and Environmental Protection, supporting the application to revoke the licence or supporting the continuation of the licence and club?

Lastly please find attached evidence of drug use occurring behind the nightclub after it was on this Saturday night.

Look forward to speaking at the hearing.

Best regards  
Azaria





00:19

4G

< 3 Henry Nightclub



weekend ?

20:46 ✓✓

Saturday only 😂 21:34

Fri 13 May

Hehe thank you! 08:19 ✓✓

Tue 17 May

And this weekend ? 🙄 21:20 ✓✓

Saturday only 21:20

Lol 21:20

Sorry 21:20

Nooo worries 21:21 ✓✓

This is good having your number so we can plan! 21:22 ✓✓



21:22

Wed 25 May

Me again 😁 21:27 ✓✓



[Text input field]



00:19

4G

< 3



Henry Nightclub



21:22

Wed 25 May

Me again 😁 21:27 ✓✓

Friday and sat this weekend ? 21:27 ✓✓

lol 😂 Saturday 21:29

Only 21:29

Bank holiday am doing 3 nights sorry 21:30

Ok no probs ! 21:30 ✓✓

Thanks for letting us know 21:30 ✓✓

And still let me know if you wanna buy the flat ! 21:31 ✓✓

When are you coming again with your beautiful friend? 21:31

You

And still let me know if you wanna buy the flat !

Deffo 21:31



[Text input field]







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/21/106/22

**Date:** 6<sup>th</sup> July 2022

Dear Sir/Madam

**Re:- 57-59 Camberwell Road, London SE5 0EZ**

Police are in possession of an application for a review of the above premises licence in relation to the following licensing objectives.

The prevention of crime and disorder, public safety, the prevention of public nuisance

The application provides details of the concerns they have with regard to the operation of the premises, the continued noise and nuisance disturbance caused by patrons most weekends and allegations of potential crime and disorder associated with the premises.

The police have the following comment to make in relation to this application to review the premises licence.

I have carried out searches on the police intelligence and recording systems and found the following in the last three years.

An inspection was carried out on the 12<sup>th</sup> June 2022 and as a result the premises was issued with a notification of offences (see attached) for breaches of the premises licence.

In May 2021 a complaint was received from a local resident, I am unaware if it is the same resident that has submitted the review. The complaint is about fighting in the street, shouting and crowds of people causing disturbances.

On the 18<sup>th</sup> September 2020 police officers attended the premises and found that the premises was operating in breach of the Covid regulations in force at the time.  
(Statement attached)

Two crime reports for Common Assault have been reported associated with people either at or outside the premises. The first in June 2020 and the second in January 2022.

I found a number of calls and incidents in the locality of the premises but could not directly link them to the operation of 57-59 Camberwell Road as a number of premises operate in the area.

This is submitted for the information of the licensing subcommittee.

The Following is submitted for your consideration.

Yours Sincerely

**PC Graham White 2288AS**

Southwark Police Licensing Unit

Tel: 0207 232 6756

**WITNESS STATEMENT**

CJ Act 1967, s.9; MC Act 1980, ss.5A(3)(a) and 5B; Criminal Procedure Rules 2005, Rule 27.1

**Statement of** Mark Lynch Pc 2246AS ..... URN: 

--	--	--	--

Age if under 18 Over 18 ..... (if over 18 insert 'over 18') Occupation: Police Officer .....

This statement (consisting of: ..... pages each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated anything in it which I know to be false, or do not believe to be true.

Signature: ..... Date: 24/09/2020.....

Tick if witness evidence is visually recorded  (supply witness details on rear)

On Friday 18<sup>th</sup> September 2020 I was on duty in plain clothes in the company of Pc Ducker 2494AS, we are attached to the Night Time Economy team and my duties were to visit licensed premises to ensure that they are complying with their premises licence and current Health Protection Regulations 2020. At 0103hrs we visited a venue by the name of SOUTHBANK nightclub 57-59 Basement Camberwell Road SE5 0EZ, as we entered the venue and walked down the stairs there was loud amplified music coming from the basement, on reaching the bottom and walking into the club area there were at least 2 people dancing on a dance floor area and there were also flashing coloured lights and a DJ operating from a small booth area. We walked through the venue and noted groups of males and females sat together and some tables were intermingling. We requested to speak to the manager and were joined by [REDACTED], we attempted to speak to him however the music level was so high that we had to shout so we asked him to join us outside. We all went outside and we informed [REDACTED] that he cannot operate as a nightclub due to current covid legislation and that even if operating as a pub or bar there are restrictions as to amplified music and social distancing to which he stated he understood, he was advised that he cannot operate as a night club and that if he continued to do so he would be issued with a prohibition notice. [REDACTED] took on board the advice and we left the venue.

Signature: ..... Signature witnessed by: .....

**Witness contact details**

Home address: .....  
..... Postcode: .....  
Home telephone number ..... Work telephone number .....  
Mobile/pager number ..... Email address: .....  
Preferred means of contact: .....  
Male / Female (delete as applicable) Date and place of birth: .....  
Former name: ..... Ethnicity Code (16+1): ..... Religion/belief: .....

**Dates of witness non-availability** .....  
.....

**Witness care**

- a) Is the witness willing and likely to attend court? Yes / No. If 'No', include reason(s) on **MG6**.
- b) What can be done to ensure attendance?
- c) Does the witness require a Special Measures Assessment as a vulnerable or intimidated witness?  
Yes / No. If 'Yes' submit **MG2** with file.
- d) Does the witness have any specific care needs? Yes / No. If 'Yes' what are they? (Disability, healthcare, childcare, transport, language difficulties, visually impaired, restricted mobility or other concerns?)

**Witness Consent (for witness completion)**

- a) The criminal justice process and Victim Personal Statement scheme (victims only) has been explained to me Yes  No
- b) I have been given the Victim Personal Statement leaflet Yes  No
- c) I have been given the leaflet 'Giving a witness statement to police — what happens next?' Yes  No
- d) I consent to police having access to my medical record(s) in relation to this matter: (obtained in accordance with local practice) Yes  No  N/A
- e) I consent to my medical record in relation to this matter being disclosed to the defence: Yes  No  N/A
- f) I consent to the statement being disclosed for the purposes of civil proceedings e.g. child care proceedings, CICA Yes  No
- g) The information recorded above will be disclosed to the Witness Service so they can offer help and support, unless you ask them not to. Tick this box to decline their services:

Signature of witness: ..... Print name: .....  
Signature of parent/guardian/appropriate adult: ..... Print name: .....  
Address and telephone number if different from above: .....

Statement taken by (print name): ..... Station: .....

Time and place statement taken: .....



**METROPOLITAN  
POLICE**

0207 232 6756

Book 694

Police Copy

# Notification of alleged offences under the Licensing Act 2003

Venue Name: ESTACION (SOUTH BANK NIGHTCLUB) REF: (CAD/CRIS etc.) \_\_\_\_\_

Address: 57-59 CARBONATE ROAD \_\_\_\_\_

Date: 120822 Time: 0100

Details of person in charge at the relevant time: \_\_\_\_\_

DPS  Personal Licence Holder

### Summary of alleged offences identified

- Section 57(4) Failure to secure premises licence or a certified copy at the premises or to prominently display a summary of the Licence.
- Section 57 (7) Failure to produce a premises licence or a certified copy. ✓
- Section 109 (4) Failure to secure that a copy of the Temporary Event Notice (TEN) is prominently displayed at the premises or secure that a copy of the TEN is in the custody of an appropriate person.
- Section 109 (8) Failure to produce a TEN to a police officer.
- Section 135 (4) Failure to produce a personal licence to a police officer.
- Section 136 (1) Carrying on or attempting to carry on a licensable activity on or from any premises otherwise and in accordance with an authorisation or knowingly allowing a licensable activity to be carried on. (Sec19 issued Y  No )
- Section 137 (1) Exposing alcohol for retail without an authorisation. (Sec19 issued Y  No )
- Section 138 (1) Keeping alcohol on a premises for an unauthorised sale. (Sec19 issued Y  No )
- Section 140 (1) Knowingly allowing disorderly conduct on a licensed premises.
- Section 141 (1) Knowingly selling or attempting or allowing alcohol to be sold to a person who is drunk.
- Section 144 (1) Knowingly keeping or allowing non duty paid goods or unlawfully imported goods to be kept on premises.
- Section 145 (1) Allowing an unaccompanied child on a premises (used primarily or exclusively for the sale of alcohol).
- Section 146 (1) Selling alcohol to an individual aged under 18.
- Section 147 (1) Knowingly allowing the sale of alcohol to an individual under 18.
- Section 153 (1) knowingly allowing an individual under 18 to make a an unsupervised sale of alcohol.
- Section 179 (4) Intentionally obstructing any authorised person exercising a power of entry under section 179.

Details of alleged offence(s) including relevant Cad and Crime report details:

286-289-353 - CCTV NOT RECORDING.  
311 - NO STAFF TRAINING RECORDS.  
361 - NO SIGNAGE.  
367 - NO CHALLENGE 25 ASKS.

Issuing officer: \_\_\_\_\_ Print: \_\_\_\_\_

I acknowledge receipt of this form: (venue) \_\_\_\_\_

The purpose of this notice is to inform you that the failure to comply with the Licensing Act 2003 may result in the police initiating criminal proceedings against the DPS, premises licence holder, or both. This notice may also be used in evidence to support a review of the premises licence pursuant to section 51 Licensing Act 2003 and/or an application for a closure order under section 20 Criminal Justice and Police Act 2001

## MEMO: Environmental Protection Team

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**To** Regen.licensing;                      **Date** 06/07/2022

**Copies** ████████████████████

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

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

---

**Subject La Estacion, 57-59 Camberwell Road SE5 0EN- CMU 977724**

Environment Protection Responsible Authority (EPRA) has considered an application for a review of a premises licence or club premises certificate under the Licensing Act. Ref No. 1849267 for the above address.

The review relates to the prevention of crime and disorder and the prevention of public nuisance.

EPRA review this application concerning the prevention of public nuisance licencing objectives. The Regulatory Services records show that there have been several complaints of public nuisance from noise from the music, patrons and incidents. Below are some of the complaints the Noise and Nuisance team received.

CMU reference	Date of complaint	Details of complaint	Officers comments
973635	28/ 3/2022	Public nuisance complaint	No Nuisance witnessed
967217	29/11/2021	Query sound proofing	No Nuisance witnessed
967180	28/11/2021	Assessed from bedroom. Audible but can cause a nuisance if continuous	Query soundproofing
963071	27/09/2021	Public nuisance complaint	No Nuisance witnessed
955641	05/07/2021	Public nuisance complaint	No Nuisance witnessed
913472	27/10/2019	Public nuisance complaint	No Nuisance witnessed
895516	15/2/2019	Public nuisance complaint	No Nuisance witnessed

The noise and nuisance team officers investigated the complaints but could not witness noise or disturbances that constituted a public nuisance. However, on one occasion, the officer indicated that music was audible from within the premises on the second floor, but the

level of noise was not considered a nuisance. They also suggested that perhaps the sound insulation can be improved.

Based on the file notes, EPRA cannot deduce that the venue is causing a public nuisance

Kind regards

Ken

Ken Andrews - Principal Environmental Health Officer

# MEMO: Licensing Unit

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**To** Licensing Unit                      **Date** 6 July 2022  
**From** Jayne Tear                      **Telephone** 020 7525 0396  
**Email** [jayne.tear@southwark.gov.uk](mailto:jayne.tear@southwark.gov.uk)

---

**Subject** Re Southbank Nightclub (t/a La Estacion), 57-59 Camberwell Road,  
 London, SE5 0EZ - Application to review the premises licence

I write with regards to the above application to review the premises licence submitted by an Other Person under the Licensing Act 2003.

The application is submitted under the prevention of public nuisance; the prevention of crime and disorder and public safety and the grounds for the review are concerned with:

*'Continued noise on weekends not only in our places of home but on Walworth Road. The noise has become so unbearable that I often have to move out on weekend nights as I cannot sleep through it. The noise has prevented me from renting my flat for market rate. The presence of the nightclub has prevented me from selling my flat to a buyer that requires a mortgage, as lenders now do not want to take the risk of lending above a nightclub (the reason we want to sell is due to the nightclub) Antisocial behaviour including fights breaking out in the street most weekends. As a young female, I feel very unsafe to attempt to stop said antisocial behaviour and fights. We wake up to find smashed bottles, litter, defecation on our entrance way on most weekends. There is a safety threat on our cars which are parked outside - we frequently see smashed wing mirrors and windscreens which we assume is a result of drink-driving from club-goers. There is often rubbish dumped in the entrance alleyway. The nightclub hugely affects our community - the quality of our living, ability to sleep. I would like to emphasis the distress, increase in crime, loss in earnings and future earnings and impact on mental health that this ongoing issue has caused. The issue is not with the length of the license per say but the nightclub license itself. Therefore, I do not think the issues will be resolved by changing the licence to stop at 3am rather than 5am for example. I would like the licence to be revoked in its entirety.'*

My representation is concerned with the prevention of crime and disorder and the prevention of public nuisance licensing objectives and has regard to the Southwark Statement of Licensing policy 2021 – 2026.

There have been numerous complaints to the council regarding noise and antisocial behaviour from the patrons of the premises. Furthermore officers working on the Night Time Economy Team (NTET) have witnessed breaches of the premises licence conditions. Licensing officers are currently investigating recent complaints received and I shall provide further information regarding the complaints at a later stage.

In spite of the management of the premises being given advice and warnings from council officers and the police it would appear that the premises have not rectified these issues.



I therefore submit this representation in full support of the applicant as I have no confidence that the management of the premises are promoting any of the licensing objectives.

I will provide further supporting information to this representation at a later stage.

Jayne Tear

Principal Licensing Officer

In the capacity of the Licensing Authority as a Responsible Authority

31

# OTHER PERSONS SUPPORTING APPLICANT OTHER PERSON A

**From:** [REDACTED]  
**Sent:** Tuesday, July 5, 2022 6:18 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Support for licence review: Southbank Nightclub

## APPENDIX C

Dear Sir/madam,

I wish to submit representation for the revocation of the licence for Southbank nightclub. My partner lives in a flat above the nightclub, and I often stay over, including at weekends. On Saturday nights this results in me not being able to sleep, due to the noise and vibrations that emanate throughout the flat. My partner has called the noise complaints team multiple times, to no avail. Furthermore, the area around the entrance to the flats is often very dirty on a Sunday morning (when the nightclub has been in operation on a Saturday night), with broken glass bottles, red plastic cups and at times, urine and faeces in the area. Lastly, when returning to the building on a couple of occasions on Saturday night it feels quite unsafe and I have been harassed verbally by people drinking on the streets around the building before they enter the club.

I think that the loud music late into the night is a massive nuisance to myself, partner and many others in the building, despite speaking to the owner and calling the noise team. It feels quite unsafe, and as described above, sometimes dangerous. I am in full support for revocation of the licence on the grounds of causing a public nuisance and safety in the area, promoting antisocial behaviour.

If you need any more information, please do let me know.

Kind regards,

[REDACTED]  
[REDACTED]

**OTHER PERSON B**

From: [REDACTED]  
 Sent: Wednesday, June 29, 2022 3:49 PM  
 To: Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
 Subject: License Review - Southbank nightclub 57-59 Camberwell Road SE5 0EZ

Dear Sirs,

License review for Southbank nightclub, 57-59 Camberwell Road, SE5 0EZ  
 Licence Number: 877673

My husband and I would like to register our representation for the review of the license for Southbank nightclub 57-59 Camberwell Road SE5 0EZ. The basis for our representation is that these premises do not promote the licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

The nightclub lies within a heavily residential area, and enabling the premises to operate would be detrimental to its aims and objectives. Crime, disorder and public nuisance in this area have already reached problem levels for the local police.

Like ourselves many residents in this area already suffer noise nuisance and antisocial behaviour, especially on Friday and Saturday nights, due to licenses granted to a number of restaurants and clubs operating until the early hours at a time when most respectable local residents are in bed and trying to sleep. We live in a very busy residential area with young families, children and older people. Families for all ages live here and many have young children who need to have established sleep patterns, uninterrupted by noise in the small hours, regardless of days of the week, not just school days.

As a result of the late opening hours we have experienced the following anti-social behaviour:

- Increase in the number incidents of anti-social behaviour such as swearing and shouting on the street until the early hours, fighting and aggression, loitering, urination and defecation in the street and on the pavement in front of Roffo Court residence.
- People lingering on the pavement and in the corners between Red Lion Row, Boyson Road and Boundary Lane after the nightclub closure, playing loud music, shouting and fighting in the middle of the night. The noise has become so unbearable that we often feel very tired over the weekend, not to mention the level of anxiety this has caused us.
- People parking their car on the pavement in front of our flat until the early hours. In the summer we have to sleep with our windows tight shut and heads under our pillows as groups of "customers" returning to their cars tend to linger on the pavement talking loudly amongst themselves or on their mobile phones, arguing, or playing loud music from their car. The nightclub immensely affects our community, the quality of our living, and our ability to sleep.

- Increase in litter left on the pavement and our patio wall, particularly from takeaway wrappers, cigarette butts and empty beer bottles and cans. We believe this has contributed to the increase in the number of rats in the area. Rats have recently caused damage to our internet connection and that of our neighbour. This has caused stress and inconvenience, as we need the internet connection to be able to work from home. Furthermore, we had to pay for a pest controller and a plumber after rats chewed on our toilet pipe and entered the bathroom.

In view of the above, the level of mental stress, financial loss and antisocial behaviour caused by Southbank nightclub we would urge the Licensing Authority to revoke the license in its entirety, as we feel that changing the hours would not solve the issue.

Yours faithfully,

[Redacted signature]

[Redacted address]

**OTHER PERSON C**

**From:** [REDACTED]  
**Sent:** Monday, June 13, 2022 4:55 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Revocation request: Nightclub La Estacion 57-59 Camberwell Road SE5 0EZ

Dear Sir/Madam

I am writing to you in relation to the licence review for the nightclub 'La Estacion' at 57-59 Camberwell Road, SE5. I am pleased to see that a review is going to take place as the nightclub has caused me and the other residents living above or near it numerous problems over the years.

I have resided at [REDACTED] since the summer of 2000. I am not completely certain when the nightclub first opened, but it has taken a variety of forms over the years. To be fair, La Estacion is not the worst incarnation in terms of noise, but that isn't saying a great deal as the music (particularly drumming and bass sounds) keeps me awake at night (usually until well after 3am) when the club is open. Even worse, after the club shuts its doors people congregate outside around the back in Red Lion Row, where there are often screaming matches and drunken arguments long into the night, before the crowd heads off amidst much slamming of car doors. As well as the disturbance caused to sleep we frequently wake up the next morning to find litter, smashed bottles and an unpleasant whiff of urine in the immediate area by our communal entrance (off Boundary Lane). I appreciate there are other nightclubs in the area which may be contributing to these issues, however I don't believe that the customers at La Estacion are devoid of blame.

So, for the reasons expressed above. I would support the revocation of the licence for La Estacion.

kind regards

[REDACTED]  
[REDACTED]

**OTHER PERSON D**

**From:** [REDACTED]  
**Sent:** Thursday, June 9, 2022 3:16 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** REVOCATION REQUEST: Southbank Nightclub t/a La Estacion - 57-59 Camberwell Road London SE5 0EZ

Dear Licensing Team,

Please receive this as my written representation supporting the revocation of the premises licence issued in respect of the Southbank Nightclub t/a La Estacion - 57-59 Camberwell Road London SE50EZ.

My details are:

[REDACTED]

Submitted: 9th June 2022

Actions taken to date:

- I first raised concerns to the Noise & Nuisance - 8th January 2021 - via Martin Talbot Team Leader, Noise & Nuisance Team, Southwark Council. Since then I have continued to raise noise complaints to the same team.
- In total, I have had three visits from the team, the first two of which they would not enter the property due to covid.
- On the third visit, the team attended the street but did not enter the flat as they felt unsafe as they had witnessed fighting in the street - on calling them again they returned as the fight had concluded and they entered the flat. They deemed that the noise was at unacceptable levels but that the issue was beyond their control as the establishment had a licence for music. They advocated that I needed to be raised with noise complaints with the licensing board. NB: the flat is 3 levels above the supposedly-sound proofed nightclub, our flat is double-glazed and our neighbour directly below us has done extensive soundproofing to their own flat. There is not much more we can do or invest in to further sound proof our flat.

As a result of the noise disturbance we now contact Henry, the owner, on a weekly basis to establish if the club is open on Friday and Saturday. If it is open, I leave our flat to stay with family, friends or at a hotel, as the level of noise and the vibrations from the music are beyond sleeping and lead to significant disturbances.

My concerns relate to:

- Violence (as witnessed by the noise team on their visit)
- Repeated drunkenness and anti-social behaviour (including people urinating and defecating in the alleyway off the Boundary Lane which is effectively the entrance to our property)
- The level of noise coming from the queueing crowd, car horns of people trying to park on the one-way Boundary Lane
- The general large crowds around the property at 5am - we frequently have to step around broken glass, vomit puddles and general litter as a result of the drunken behaviour of the patrons of the establishment.
- MOST significantly, the noise generated by the loud music from the nightclub itself.

I see from the application that the licence permits music to be played until 04:30 but the music plays until 05:00 EVERY weekend. I would welcome Henry, the premises owner, and representatives from the council to spend time in our flat when the club is open to witness first-hand the level of disruption caused.

Thank you for taking this all into consideration - I strongly request that you consider the impact it would have on your wellbeing were you having to leave your home every weekend purely for the purpose of getting a normal night's sleep. As a GP I am well placed to inform you of the health implications that chronic sleep deprivation has on peoples' well-being both from a Chronic Metabolic Disease point of view and a Mental Health point of view - it's not sustainable and I worry for the well-being of my neighbours (including a child suffering with ASD) and myself that this premises is having on us all in its current state.

Yours faithfully,

██████████

**OTHER PERSON D  
Part 2**

**From:** [REDACTED]  
**Sent:** Monday, June 13, 2022 9:58 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>; Talbot, Martin <[REDACTED]>  
[REDACTED]  
**Subject:** REVOCATION REQUEST: Southbank Nightclub t/a La Estacion - 57-59 Camberwell Road London SE5 0EZ

Dear Licensing Team,

Please see attached the record of my contacts with the noise team as evidence to the content of my revocation request email.

I would just like to highlight a few things mentioned in the report of the last visit:

- Unless the noise officer attending could speak Spanish then they would not be able to identify the lyrics to the music they heard on their last visit.
- Shazam recognises singular tracks officially released for commercial sale and would not be able to identify South/Central American House music being actively mixed by a DJ as was the case (and remains the case) at L'Estacion.
- When mentioning my wife sleeping at the time of the visit; this was with ear plugs in her ears, noise cancelling headphones on and playing white noise to try and block out the music. Unfortunately one still feel the vibrations of the bass through the floor and the bed.
- Would it be possible to provide the noise cancelling team Decibel Meters to use when making their assessments? Shazam is not a validated measure of the volume of music being played. It means they are relying on human reporting, which is hugely subjective.

Many thanks for your continued work on this matter.

[REDACTED]  
[REDACTED]



## OTHER PERSON D SUPPLIMENTARY

**From:**

**Sent:** Monday, July 11, 2022 12:29 PM

**To:** Heron, Andrew

**Cc:**

**Subject:** EPT report incorrect - see formal noise team review on 28th Nov 2021

Dear Mr Heron,

Thank you for your efforts in collating the accounts for the licence review.

I strongly contest the summary from the EPT rep that on the 28th Nov 2021 there was "no nuisance noted and the noise was not of a level that would cause an issue as documented in the written summary NOT the table.

Please see attached the formal report on that date which specifically highlights intrusive noise and nuisance.

The team were unwilling to make an assessment initially as there was fighting outside and they felt unsafe. When they returned later they stated the noise levels in the bedroom "would be intrusive if ongoing repeatedly". This happens every weekend so I would deem that repeatable and sometimes up to three times on a w/e for example on a bank holiday (as evidenced by my wife's WhatsApp message thread with the owner).

I would request that Ken who completed the summary for EPT be asked to review and correct his submission. It makes me very concerned that he could have such an oversight that on the one occasion the noise team actually assessed from our bedroom is not taken into account.

Please can you review the attached document and advise me of what action will be taken in regards to this error, it's unacceptable.

I would finish by highlighting that whilst we are labelled as being on the second floor, we are actually three stories above the nightclub as it is in the basement of the building.

Thank you for your time and consideration.

Kind regards,

CMU V8.9.x.0

REPORT PREPARED ON 13/ 6/22 AT 08:37

NAME AND ADDRESS DETAILS

PREMISES REF: E16PB257-5/1                      TRADER:    Southbank nightclub

ADDRESS: 57-59 Camberwell Road  
          London  
          SE5 0EZ

AREA: Borough, Bankside & Walworth  
WARD: Faraday

UPRN/USRN: 200003453322  
EASTING:     532435  
NORTHING:    177758

PRINCIPAL USAGE:                      E16    - Night-Club  
PREMISES TYPE:                         P      - Property

ACTION DETAILS

ACTION TYPE:                            A01    - Service Request/Complaint Follow  
SOURCE DATABASE:                      COMPLAINTS  
  Record number 967180  
INVESTIGATING OFFICER:                OA2    - Omomayowa Alabi

DATE ACTION OPENED:                    28/11/2021  
DATE ACTION CLOSED:                    28/11/2021

ACTION EVENT DETAILS

<u>ITEM</u>	<u>EVENT</u>	<u>DESCRIPTION</u>	<u>SCH. DATE</u>	<u>ACT. DATE</u>	<u>OFF</u>	<u>ACTIVITY</u>
1	A99	1325449-L6X7 DO NOT AMEND THE ABOVE CRM REFERENCE				
2	AAH	Email Sent to noise 2 @ 03:02	28/11/2021	28/11/2021	6AG	
3	A04	Telephone call received nuisance is still on @ 03:20	28/11/2021	28/11/2021	6AG	
4	A05	Telephone call made		28/11/2021	OA2	
5	NVV	Noise Visit		28/11/2021	OA2	
6	AAH	Email Sent to Licensing		28/11/2021	OA2	
7	AAB	Email Received from Licensing		07/12/2021	OA2	

ACTION EVENT DETAILS

<u>ITEM</u>	<u>EVENT</u>	<u>DESCRIPTION</u>	<u>SCH. DATE</u>	<u>ACT. DATE</u>	<u>OFF</u>	<u>ACTIVITY</u>
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<u>ITEM</u>	<u>EVENT</u>	<u>DESCRIPTION</u>	<u>SCH. DATE</u>	<u>ACT. DATE</u>	<u>OFF</u>	<u>ACTIVITY</u>
1	A99	1325449-1,6X7 DO NOT AMEND THE ABOVE CRM REFERENCE 1325449-1,6X7				
2	AAH	Email Sent to noise 2 @ 03:02 28/11/2021 3:02 6AG	28/11/2021	28/11/2021	6AG	
3	A04	Telephone call received nuisance is still on @ 03:20 28/11/2021 3:21 6AG	28/11/2021	28/11/2021	6AG	
4	A05	Telephone call made Tctc 03.40am- I had a long conversation with the fbo. I advised him that officers had been there and following an assessment and witnessing people fighting along boundary way 40 mins ago they didn't think it appropriate to approach. I advised that I was okay to enter his premises but will not be making assessments from the balcony of his bedroom as he suggested neither will I compromise his identity as I owed him a duty of care. Visit arranged		28/11/2021	OA2	
5	NVV	Noise Visit Arrived at 4.15am Observations made from the sole bedroom in the premises which is two levels above the nightclub and is separated from the nightclub via another set of flats on the level directly below the complainant's but within the same building block. Access inside the building block is on Boundary Lane The music was audible inside the bedroom but at a normal blurred level. I believe the wife was asleep but she did wake up and say something while the assessment was going on. I was not familiar with the lyrics I heard. The complainant alleged that the music was coming from lestacion 57 which appears to be above the coconcerned premises when facing the main road and stood in the office room. The music in the bedroom would be deemed intrusive if ongoing repeatedly as it is audible and can become an issue. I will refer this to licensing and explained this to the complainant.  The complainant moved in 2020 to join his wife who moved in 2017 and this was an issue pre lockdown but it got quiet during the lockdown becuase of the restrictions. I was unable to pick the lyrics even with Shazam  There were two security men on passing by the premises to go into the complainants premises but on my return there was just one security man at 4.39am. I noticed that the front glass door was wide open. I asked him whether it was common to leave this door open to which he replied that yes as the second door located at the basement level access into the club was usually kept shut. Will refer to licensing as the club appears not to suitably sound proofed		28/11/2021	OA2	
6	AAH	Email Sent to Licensing Ref: APP 967180  Thomas Quin of 59b Camberwell Road, London SE5 0EZ (tel- 07866368301) called to report La Estacion located at 57 Camberwell Road from which loud music was being played and transferred into 59B. I visited		28/11/2021	OA2	

<u>ITEM</u>	<u>EVENT</u>	<u>DESCRIPTION</u>	<u>SCH. DATE</u>	<u>ACT. DATE</u>	<u>OFF</u>	<u>ACTIVITY</u>
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earlier today and can understand how this music level can disturb a person especially when disturbed repeatedly over days.

I walked by La Estacion and noticed that the single glass door at the front entrance was left wide open. I asked the security man about this and he replied that the door is left open but the inner access door is kept shut.

As a licensed premises please will you look at this premises? I am unsure whether there is adequate sound proofing inside the premises or whether the premises is complying with the granted licence.

I informed the complainant that I will refer this to your Department for further action.

Kind regards,

Mayowa

Omomayowa Alabi  
Noise Enforcement Officer  
Tel- 0207 525. 5777

7	AAB	Email Received from Licensing		07/12/2021	OA2	
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From: Franklin, David <David.Franklin@SOUTHWARK.GOV.UK>  
Sent: Wednesday, December 1, 2021 3:47 PM  
To: Alabi, Omomayowa <Omomayowa.Alabi@southwark.gov.uk>  
Subject: FW: Service referral

Hi Mayowa,

Thanks for alerting us to your visit, we are interested in noise nuisances from licensed premises, particularly in this area as part of a larger action related to noise and ASB in the street.

From looking at your visit notes the noise was not a nuisance in this instance, the relevant licensing objective is "prevention of a public nuisance," therefore we are unlikely to be able to assist at this time and advising the client that it will be referred to us is not very helpful as we usually advise them to call yourselves if there is a noise problem.

If there is a nuisance, or the likelihood of a nuisance, and it could affect more than one household, then the Environmental Protection Team or Licensing could look at reviewing the premises licence under that objective and with a view to condition sound containment and/or management practices to reduce noise escape. The service of a warning letter or abatement notice would assist with this.

The residents can also review the premises licence, however we do advise them to call the Noise & Nuisance Team first to try to resolve a noise nuisance issue.

Please continue to let us know of any noise visits to licensed premises, we do find them helpful.

Kind regards

<u>ITEM</u>	<u>EVENT</u>	<u>DESCRIPTION</u>	<u>SCH. DATE</u>	<u>ACT. DATE</u>	<u>OFF</u>	<u>ACTIVITY</u>
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David

David Franklin  
Team Leader Licensing

From: Alabi, Omomayowa <Omomayowa.Alabi@southwark.gov.uk>  
Sent: Sunday, November 28, 2021 11:31 PM  
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>  
Subject: Service referral

Ref: APP 967180

called to report La Estacion located at 57 Camberwell Road from which loud music was being played and transferred into 59B. I visited earlier today and can understand how this music level can disturb a person especially when disturbed repeatedly over days.

I walked by La Estacion and noticed that the single glass door at the front entrance was left wide open. I asked the security man about this and he replied that the door is left open but the inner access door is kept shut.

As a licensed premises please will you look at this premises? I am unsure whether there is adequate sound proofing inside the premises or whether the premises is complying with the granted licence.

I informed the complainant that I will refer this to your Department for further action.

Kind regards,

Mayowa

Omomayowa Alabi  
Noise Enforcement Officer  
Tel- 0207 525 5777

NAME AND ADDRESS DETAILS

PREMISES REF: E16PB257-5/1                    TRADER: Southbank nightclub

ADDRESS: 57-59 Camberwell Road  
          London  
          SE5 0EZ

AREA: Borough, Bankside & Walworth  
WARD: Faraday

UPRN/USRN: 200003453322

EASTING: 532435

NORTHING: 177758

PRINCIPAL USAGE:                    E16 - Night-Club  
PREMISES TYPE:                        P - Property

CMU V8.9.x.0

REPORT PREPARED ON 13/ 6/22 AT 08:38

NAME AND ADDRESS DETAILS

PREMISES REF: L09RA5BOUN/2                      TRADER:    THE STREET

ADDRESS: Street Blpu  
          Boundary Lane  
          London

AREA: Camberwell  
WARD: Faraday

UPRN/USRN: 010009789278  
EASTING: 532407  
NORTHING: 177723

PRINCIPAL USAGE:                      L09 - Highway  
PREMISES TYPE:                         R - Road / Highway

PREMISES ALARM STATUS: N

ACTION DETAILS

ACTION TYPE:                            A01 - Service Request/Complaint Follow  
SOURCE DATABASE:                      COMPLAINTS  
  Record number 965399  
INVESTIGATING OFFICER:                6HB - Nancy Kulube

DATE ACTION OPENED:                    31/10/2021  
DATE ACTION CLOSED:                    31/10/2021

ACTION EVENT DETAILS

<u>ITEM</u>	<u>EVENT</u>	<u>DESCRIPTION</u>	<u>SCH. DATE</u>	<u>ACT. DATE</u>	<u>OFF</u>	<u>ACTIVITY</u>
1	A99	1320403-BODO DO NOT AMEND THE ABOVE CRM REFERENCE				
2	A05	Telephone call made @ 06:15. Noise has stopped so job closed		31/10/2021	6HB	

ACTION EVENT DETAILS

<u>ITEM</u>	<u>EVENT</u>	<u>DESCRIPTION</u>	<u>SCH. DATE</u>	<u>ACT. DATE</u>	<u>OFF</u>	<u>ACTIVITY</u>
1	A99	1320403-BODO DO NOT AMEND THE ABOVE CRM REFERENCE 1320403-BODO				

<u>ITEM</u>	<u>EVENT</u>	<u>DESCRIPTION</u>	<u>SCH. DATE</u>	<u>ACT. DATE</u>	<u>OFF</u>	<u>ACTIVITY</u>
2	A05	Telephone call made @ 06:15. Noise has stopped so job closed		31/10/2021	6HB	

NAME AND ADDRESS DETAILS

PREMISES REF: L09RA5BOUN/2      TRADER: THE STREET

ADDRESS: Street Blpu  
Boundary Lane  
London

AREA: Camberwell  
WARD: Faraday

UPRN/USRN: 010009789278  
EASTING: 532407  
NORTHING: 177723

PRINCIPAL USAGE: L09 - Highway  
PREMISES TYPE: R - Road / Highway

PREMISES ALARM STATUS: N



CMU V8.9.x.0

REPORT PREPARED ON 13/ 6/22 AT 08:38

NAME AND ADDRESS DETAILS

PREMISES REF: R08PB257CC/2

TRADER:

ADDRESS:



AREA: Borough, Bankside & Walworth  
WARD: Faraday

UPRN/USRN:200003467225  
EASTING: 532427  
NORTHING: 177749

PRINCIPAL USAGE: R08 - HMO - Flat Conversion  
PREMISES TYPE: P - Property

PREMISES ALARM STATUS: N

ACTION DETAILS

ACTION TYPE: A01 - Service Request/Complaint Follow  
SOURCE DATABASE: COMPLAINTS  
Record number 964042  
INVESTIGATING OFFICER: SAL - Samuel Lam

DATE ACTION OPENED: 10/10/2021  
DATE ACTION CLOSED: 10/10/2021

ACTION EVENT DETAILS

ITEM	EVENT	DESCRIPTION	SCH. DATE	ACT. DATE	OFF	ACTIVITY
1	A99	1316691-X2X9 DO NOT AMEND THE ABOVE CRM REFERENCE				
2	A05	Telephone call made		10/10/2021	SAL	
3	NCV	Visit to location		10/10/2021	SAL	
4	NON	no nuisance witnessed		10/10/2021	SAL	

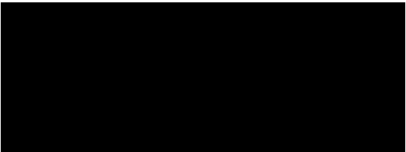
ACTION EVENT DETAILS

ITEM	EVENT	DESCRIPTION	SCH. DATE	ACT. DATE	OFF	ACTIVITY
1	A99	1316691-X2X9				

<u>ITEM</u>	<u>EVENT</u>	<u>DESCRIPTION</u>	<u>SCH. DATE</u>	<u>ACT. DATE</u>	<u>OFF</u>	<u>ACTIVITY</u>
		DO NOT AMEND THE ABOVE CRM REFERENCE 1316691-X2X9				
2	A05	Telephone call made Telephone call made to complainant. He says music from La Estacion 57 is becoming a regular problem, the music is too loud.		10/10/2021	SAL	
3	NCV	Visit to location Arrived and assessed from outside at 3.15hrs. music could be heard when assessing directly at the front doors of the club but rapidly faded as I walked away, barely audibly 10-15m from the front entrance.  Also assessed from as close to the complainants premises as possible, the music was faint and barely audible, I called the complainant to update him, he let me into the entrance of the communal area, the music was louder in the communal area but not loud enough at this time to be considered a stat nuisance.  Advised complainant to keep using the service.		10/10/2021	SAL	
4	NON	no nuisance witnessed		10/10/2021	SAL	

NAME AND ADDRESS DETAILS

PREMISES REF: R08PB257CC/2                      TRADER:

ADDRESS: 

AREA: Borough, Bankside & Walworth  
WARD: Faraday

UPRN/USRN: 200003467225  
EASTING: 532427  
NORTHING: 177749

PRINCIPAL USAGE: R08 - HMO - Flat Conversion  
PREMISES TYPE: P - Property

PREMISES ALARM STATUS: N

CMU V8.9.x.0

REPORT PREPARED ON 13/ 6/22 AT 08:38

NAME AND ADDRESS DETAILS

PREMISES REF: R015B261BC/1

TRADER:

ADDRESS:



AREA: Borough, Bankside & Walworth  
WARD: Faraday

LPIKEY: 5840L000137813  
UPRN/USRN:200003454049  
EASTING: 532435  
NORTHING: 177758

PRINCIPAL USAGE: R01 - Flat  
PREMISES TYPE: 5 - Privately Owned Rented

PREMISES ALARM STATUS: N

ACTION DETAILS

ACTION TYPE: A01 - Service Request/Complaint Follow  
SOURCE DATABASE: COMPLAINTS  
Record number 942718  
UNIT: NTT - Noise Team  
INVESTIGATING OFFICER: MTT - Martin Talbot

DATE ACTION OPENED: 08/01/2021  
DATE ACTION CLOSED: 08/01/2021

ACTION EVENT DETAILS

ITEM	EVENT	DESCRIPTION	SCH. DATE	ACT. DATE	OFF	ACTIVITY
1	A99	1260152-W3M5 DO NOT AMEND THE ABOVE CRM REFERENCE				
2	AAH	Email Sent to		08/01/2021	MTT	

ACTION EVENT DETAILS

ITEM	EVENT	DESCRIPTION	SCH. DATE	ACT. DATE	OFF	ACTIVITY
1	A99	1260152-W3M5 DO NOT AMEND THE ABOVE CRM REFERENCE 1260152-W3M5				

<u>ITEM</u>	<u>EVENT</u>	<u>DESCRIPTION</u>	<u>SCH. DATE</u>	<u>ACT. DATE</u>	<u>OFF</u>	<u>ACTIVITY</u>
2	AAH	Email Sent to Dear Thomas		08/01/2021	MTT	

The Council deals with noise and associated problems by means of Statutory Nuisance or under Anti-Social Behaviour. In that the problem is witnessed by an authorised officer, and in their opinion, the nuisance from one property would in the opinion of the officer, affect the average person's use or enjoyment of that property, or be detrimental to the locality.

Various criteria are taken into consideration, volume and characteristic of the noise, time of day and duration, as well as the area.

Only what the officer witness's during their visit can be taken into consideration, allowing for the time of day and other variables. The pertinent point is that all problems have to be witnessed by the authorised officer, if we are to take action.

If the issues witnessed, are not matters that fall within the remit of nuisance, the information will be passed onto any relevant department if any.

If you feel that you are being disturbed at any time, whilst the problem is ongoing, you should contact us via the Environmental Call Centre on 0207 525 5777.

The Noise Rapid Response operation times are as follows:

7.00 am Friday through to 2.30 am Tuesday, and then 7.00am through to 2.30am the following morning on Tuesday, Wednesday & Thursday.

If the problem can then be witnessed by an authorised officer, the appropriate action will be taken by us.

Martin Talbot, Team Leader  
Noise & Nuisance Team  
Southwark Council  
132 Queens Road  
SE15 2HP  
direct tel: 0207 525 2450  
team tel : 0207 525 3171  
martin.talbot@southwark.gov.uk

NAME AND ADDRESS DETAILS

PREMISES REF: R015B261BC/1                      TRADER:

ADDRESS: 

AREA: Borough, Bankside & Walworth  
WARD: Faraday

LPIKEY: 5840L000137813  
UPRN/USRN:200003454049  
EASTING: 532435  
NORTHING: 177758

PRINCIPAL USAGE:                      R01 - Flat  
PREMISES TYPE:                         5 - Privately Owned Rented

PREMISES ALARM STATUS: N

**OTHER PERSON E**

**From:** [REDACTED]  
**Sent:** Wednesday, July 6, 2022 7:08 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:** [REDACTED]  
**Subject:** Licensing Review for Southbank Nightclub / L'Estacion 57

To Whom It May Concern,

We are writing to support the licensing review which has been brought against Southbank Night Club/L'Estacion 57 (57-59 Camberwell Road, London, SE5 0EZ.)

We live in close proximity to this venue, and are regularly disturbed by noise and anti-social behaviour from the club, particularly around 5am on Saturday & Sunday mornings when the club closes and people leave.

We've also witnessed very serious outbreaks of violence from club-goers, which at times has spilled over onto our street. For example:

- 16th October 2021 - a fight, where a large group of young people were seen to threaten one another with broken beer bottles
- 31st October 2021 - a large fight involving 20 or more young people. We also witnessed one of them smashing up a car that was parked on our street.

Both of these incidents were reported to the Met's 101 number, and I have video evidence of the 31st October incident.

As well as the disturbed sleep, the proximity of this kind of behaviour makes us fearful for our personal safety. The overall negative effect on our quality of life - and that of the community as a whole - is huge. We don't believe that this establishment is suitable for a residential area, and support the application for the licence to be revoked.

Yours sincerely,

[REDACTED]  
[REDACTED]

**OTHER PERSON F**

**From:** [REDACTED]  
**Sent:** Sunday, June 12, 2022 9:57 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:** [REDACTED]  
[REDACTED]

**Subject:** South bank Nightclub/Camberwell Road serious disorder

Hi There,

There was serious mass disorder at around 3am this morning behind the south bank nightclub, on red lion row, involving roughly 30 people and numerous smaller groups fighting in the street. This went on from 3:00am until about 4am. Police arrived at 3:30am so I would assume they can provide details of the disorder and any arrests made. I have been informed that numerous complaints have been submitted by local residents after this and previous incidents.

There was also anti social noise on the previous night until 3am on the same road.

I don't understand how a late night license is still in place for this club and other late night locations nearby. It has been the source of serious disruption to residents for years. I have lived here since 2015 and it has never been dealt with adequately.

I note that the attached licensing form expresses concerns in September 2014 regarding management of nuisance and that the EP team objected to the license. Nothing has been put in place and it is disgraceful that the council thinks it is acceptable for this level of disruption to continue to disrupt and endanger local residents.

I also note that a new application has been submitted for the same address. The entire premises urgently needs to be put under review. We should not have to wait for a serious crime to take place for this to be properly reviewed. There is already sufficient evidence that the closing time of the club is causing misery for residents.

Thanks,

[REDACTED]

**OTHER PERSON G**

Date: 28<sup>th</sup> June 2022

Dear Licensing Team,

Re: Licence Number: **877673**

<b>Trading name and address:</b>	Southbank nightclub 57-59 Camberwell Road SE5 0EZ
----------------------------------	---

I would like to indicate how SouthBank Nightclub are NOT meeting the councils 4 licensing objectives and specific conditions.

**1. The prevention of crime and disorder.**

- Illegal parking around Red Lion Row, Boyson road and surround areas around clubs.
- Antisocial behaviour - crowd noise, car horns , car music, shouting, screaming, fighting along Boundary Lane, Boyson Rd, Camberwell Rd & Red Lion Row.
- Public drinking all night in and around Boundary Lane, Boyson Road/Camberwell/Red Lion Row every Friday and Saturday Evenings.
- Alcohol bottles smashed in street after they leave to enter the bars.
- Properties/Cars damaged after fights in street
- Fights in street after leaving Southbank Night Club

**2. Public Safety**

- Peeing in street everywhere around local area on Boyson Road, Red Lion Row, John Ruskin Rd.
- Public drinking and drunken behaviour
- Fighting after leaving clubs - happened twice in three weeks (see below)
- Safety issue for women in and around nightclub
- Broken bottles in street and kids falling into it potentially

**3. The prevention of public nuisance**

- All of the above where they are clearly not meeting this objective.

**4. The Protection of Children from Harm**

- Impact kids and families being woken up as patrons entering and leaving the venues and Antisocial Behaviour
  - o Impact to family life due to being continually woken up and exhaustion / mental health
  - o Impact to families due to lack of sleep
  - o Broken bottles on street and danger
  - o The disgusting amount of urine on the street and local area



**Example:**

By 5:00am as Southbank Nightclub is closing the last 3 weekends alone:

- 30th October - major fight in street
- 23rd October - very noisy patrons in street
- 16th October - major fight in street

Southbank Nightclub has time and time again they are open, and continue to make excessive noise, beyond their licensed hours and they seem to make no effort to abide by some of their other terms or respect their neighbours, namely against these licensing terms and conditions:

**347** - That there shall be no drinks permitted outside on the frontage.

**348** - That there shall be no more than 5 persons permitted outside on the frontage, to smoke only.

**352** - That announcements shall be made and notices provided to request that patrons leave in a quiet and orderly manner that is respectful to neighbours.

**360** - Alcoholic drinks may only be consumed within the premises. The management must ensure that no alcohol is consumed outside the premises.

**Impact To My Life and family:**

- Stress knowing that Antisocial Behaviour (**ASB**) will happen every weekend
- Cannot enjoy your own home with all the noise and ASB
- o Had my daughter ask what the noise is all about at 5am in the morning one time
- o Had my son wake up from noise during horns beeping
- o Had my wife wake up with me on literally all occasions when this happens
- Lack of sleep due to being woken up multiple times an evening impacting not only weekend but working week
- o Stressing my wife as she doesn't want me to get injured by having to go out to take footage
- Fear due to the violence in streets
- Fear of drunken people
- Worried my car/property will be smashed up
- Safety from smashed bottles and glass around my local area and kids having to dodge hit when going to the shops
- Extreme Exhaustion from total lack of sleep really impacting my working week
- Extreme anger at the situation and helplessness
- Causing arguments between myself and wife and kids due to extreme fatigue
- Stress of having to ring 101, submit noise complaints, being on calls to complain and online submissions at all hours in the evening
- Worried of health due to all the public peeing

- Anxiety of knowing every week you will be kept up by noise and Antisocial Behaviours
- Anxiety due to fight and safety fears
- I have yelled abuse and confronted at patrons when I cant take it anymore when they are too noisy.

Regards,

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

**OTHER PERSON H**

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

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

**Cc:** [harriet.harman.mp@parliament.uk](mailto:harriet.harman.mp@parliament.uk); [neil.coyle.mp@parliament.uk](mailto:neil.coyle.mp@parliament.uk); Foster, Sam

<[Sam.Foster@southwark.gov.uk](mailto:Sam.Foster@southwark.gov.uk)>

**Subject:** Southbank Nightclub Licence review representation

Dear all,

I have seen that there has been a licensing review initiated for Southbank Nightclub (Licence number 848589). I wish to provide **representation in support of revocation of this licence**, on the grounds of:

1. The prevention of public nuisance
2. The prevention of crime and disorder
3. Public Safety

**Noise:**

I have been living in my residence for around 4 years. I often work away at weekends (more previously than currently), hence sporadic previous complaints to the noise team about the loud noise throughout the night on Fridays and Saturdays. The noise is loud, vibrations can be felt and I am unable to sleep and unable to enjoy my property. I am having to move away on weekends just to be able to sleep due to the noise. This is affecting my sleep, my ability to work, drive and function on following days and ultimately my quality of life.

I refurbished my flat in 2019 and even installed soundproofing (evidence of which can be provided upon request), yet there is still noise and vibrations in the flat from the nightclub.

There have been noise complaints made by myself to the noise team, since 14/10/2018 to this weekend, having called over 10 times (Reference numbers of these calls can be provided upon request).

I have spoken with the owner on a couple of occasions (03/10/2021; 16/10/2021) to kindly ask to turn the music down, explaining my concerns and that it is causing disturbance and is loud in my flat. Both times, I was told explicitly by the owner (Henry/Julius) that he would not turn the music down and that I would need to contact the council if I had any issues. He had a defensive and aggressive affect which made me feel unable to approach him again about this. He attributed the increased noise to the building work being done in the premises above (and lack of soundproofing there), yet there is still noise and the work is almost complete, nullifying this theory. Measuring the noise levels in my flat using my phone (03/06/2022) shows a background noise level of 32dB, and music from the nightclub raising this to between 38-51dB, averaged at 43dB.

The noise team, as you may be aware, are both informally and formally, well known to be ineffective and have not visited my flat (attributed partly to covid and partly to not them getting in contact after me calling, on multiple occasions). I have raised these issues with the licensing team too (emails 05/11/2018; 26/09/2021; 15/10/2021 can be provided upon request).

I have shown that I have spoken with all the necessary teams/parties, on multiple occasions and progressed my concerns in a logical, stepwise manner and have spoken to the owner too, yet nothing has happened.

**Prevention of crime and disorder; Public Safety:**

There has been crowds of people from the nightclub audible on the street (both on camberwell road and behind, where the entrance to the flats are), during nights when the club is functioning. There is a visible increase in litter on Sunday morning compared to on Saturday night around the entrance to the flats and in the bin area, with multiple plastic cups and broken glass bottles, which pose a safety issue when entering/leaving the flat. This is a very regular occurrence. There have also been occasions in the past (none recently though) where the bins (with glass bottles) have been emptied at 05:30 in the morning, which is loud enough to wake me up (with earplugs in).

It is clear to me that Southbank Nightclub has been regularly breaking terms of their licence agreement, under the following conditions:

347 - That there shall be no drinks permitted outside on the frontage.

351 - That suitably qualified or experienced persons shall be employed at all times whilst the entertainment is being provided and shall take all reasonable steps to ensure that patrons will not cause a nuisance to the neighbourhood.

352 - That announcements shall be made and notices provided to request that patrons leave in a quiet and orderly manner that is respectful to neighbours.

360 - Alcoholic drinks may only be consumed within the premises. The management must ensure that no alcohol is consumed outside the premises.

362 - Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.

368 - That should there be any change to the equipment involved in the broadcast or limiting of sound from licensed entertainment the sound limiter shall be re-set, in conjunction with a qualified sound engineer, to ensure that any music, speech or song from licensed entertainment is not audible in nearby residential premises nor will cause a public nuisance in the vicinity of the premises.

4A1 - That the sound limiting device/s shall be set to ensure that the maximum levels of volume and bass permitted by the system ensure any music, speech or song from licensed entertainment is not audible in nearby residential premises or causes a public nuisance in the vicinity of the premises.

For the consideration of the sub-committee, it should be noted that the area is predominantly residential, with relatively few (less than 5) other nighttime establishments in the vicinity- as such, the opening and close times do not correlate with that recommended in the Southwark Councils "statement of licensing policy 2021-2026 (ref. page 43).

**In summary:**

I would like to provide full support for revocation of the licence, based on the factors above, my personal experience and having gone through all reasonable steps prior

to this. The nightclub is a considerable cause of distress. I wish to be involved with any hearing and if possible at the sub-committee meeting. I would also like this submission to be kept anonymous from the owner, to prevent any future risk of confrontation or harassment from him.

If you require anything further, please get in touch.

Yours sincerely,

██████████  
██

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# OTHER PERSONS SUPPORTING PLH OTHER PERSON 1

Natasha Nunn

---

**From:** [REDACTED]  
**Sent:** 16 June 2022 16:59  
**To:** [REDACTED]  
**Subject:** Fwd: License review

## APPENDIX D

[EXTERNAL EMAIL] Beware – This email originated outside Dadds LLP and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 16 June 2022 at 16:48:03 BST  
**To:** [REDACTED]  
**Subject:** Fwd: License review

[REDACTED]

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 16 June 2022 at 16:46:52 BST  
**To:** liscensing@southwark.gov.uk  
**Subject:** License review

Dear sir/madam

I write in regards to the notice posted outside 57/59 camberwell road se5 0ez I think it is wrong to treat the only Latin American club that provides entertainment for we the Latino in the community because I own the barbershop next door and we all go there after work and never experience any disrespect to the neighbours. I have been here 4 years and there has been any trouble and honestly think it should be stopped and review should not go ahead

Regards ,

Oscar barbershop

[REDACTED]

**OTHER PERSON 2**

**From:** [REDACTED]  
**Sent:** Thursday, June 30, 2022 2:54 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:**

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

30th June 2022

I would like to stress I want to be kept anonymous to any public record.

Dear/madam,

I write to give my opinion on the notice posted outside 57/59 Camberwell road  
I live directly above the night [REDACTED] and the noise is not  
that bad to be asking to revoke the license that provides food for his family and also  
the staff

I think the complaint is highly exaggerated and should be treated as false

I have not experienced any trouble and I would like to stress that la estacion should  
be allowed to continue serving the local community

Kind regards.

[REDACTED]

**OTHER PERSON 3**

**From:** [REDACTED]  
**Sent:** Sunday, June 26, 2022 10:44 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Southbank Nightclub La Estacion

Dear Sir/Madam

Regarding the notice posted on and about 57/57 Camberwell Road. It is my belief that the complaint is not fair. I have been his next door neighbour at the furniture shop for about ten years. In all of that time I have not had any problems with him and my experience of him has only been positive. From my perspective it appear he runs a good business.

Regards

[REDACTED]





# Licensing Act 2003 Premises Licence

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Environmental Health & Trading Standards  
Licensing Unit  
Hub 2, 3rd Floor  
PO Box 64529  
London, SE1P 5LX

## APPENDIX E

Premises licence number

848589

### Part 1 - Premises details

<b>Postal address of premises, or if none, ordnance survey map reference or description</b>	
Southbank nightclub 57-59 Camberwell Road London SE5 0EZ	
Ordnance survey map reference (if applicable), 177758532435	
<b>Post town</b> London	<b>Post code</b> SE5 0EZ
<b>Telephone number</b>	

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

<b>Licensable activities authorised by the licence</b>
Films - Indoors Live Music - Indoors Recorded Music - Indoors Performance of Dance - Indoors Entertainment Similar to live/recorded music - Indoors Late Night Refreshment - Indoors and outdoors Sale by retail of alcohol to be consumed on premises

<b>The opening hours of the premises</b>
For any non standard timings see <b>Annex 2</b>
Monday            10:00 - 00:30
Tuesday          10:00 - 00:30
Wednesday      10:00 - 00:30
Thursday        10:00 - 03:00
Friday            10:00 - 05:00
Saturday         10:00 - 05:00
Sunday           10:00 - 00:30

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

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

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

**Films - Indoors**

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 02:30
Friday	10:00 - 04:30
Saturday	10:00 - 04:30
Sunday	10:00 - 00:00

**Live Music - Indoors**

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 02:30
Friday	10:00 - 04:30
Saturday	10:00 - 04:30
Sunday	10:00 - 00:00

**Recorded Music - Indoors**

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 02:30
Friday	10:00 - 04:30
Saturday	10:00 - 04:30
Sunday	10:00 - 00:00

**Performance of Dance - Indoors**

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 02:30
Friday	10:00 - 04:30
Saturday	10:00 - 04:30
Sunday	10:00 - 00:00

**Entertainment Similar to live/recorded music - Indoors**

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 02:30
Friday	10:00 - 04:30
Saturday	10:00 - 04:30
Sunday	10:00 - 00:00

**Late Night Refreshment - Indoors and outdoors**

Monday	23:00 - 00:00
Tuesday	23:00 - 00:00
Wednesday	23:00 - 00:00
Thursday	23:00 - 02:30
Friday	23:00 - 04:30
Saturday	23:00 - 04:30
Sunday	23:00 - 00:00

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

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 02:30
Friday	10:00 - 04:30
Saturday	10:00 - 04:30
Sunday	10:00 - 00:00

## Part 2

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

Uwa Enri Julius


  
  
  


**Registered number of holder, for example company number, charity number (where applicable)****Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol**

Uwa Enri Julius


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

Licence No.   
 Authority L.B. of Lewisham

Licence Issue date 28/05/2015



Anti-Social Behaviour, Noise Nuisance &  
 Licensing Manager  
 Hub 2, 3rd Floor  
 PO Box 64529  
 London, SE1P 5LX  
 020 7525 5748  
[licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

## Annex 1 - Mandatory conditions

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

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

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

**102** The admission of children to films given under this licence must be restricted in accordance with the recommendations of the British Board of Film Classification or of the licensing authority itself.

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

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

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

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

where-

- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
  - (i) the holder of the premises licence;
  - (ii) the designated premises supervisor (if any) in respect of such a licence; or
  - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
  - (iv) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or

officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and (v) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (i) Beer or cider: 1/2 pint;
  - (ii) Gin, rum, vodka or whisky: 25 ml or 35 ml; and
  - (iii) Still wine in a glass: 125 ml;
- (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available,



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

**340** That the applicant shall have an appropriate sound limiting device fitted to the basement.

**368** That should there be any change to the equipment involved in the broadcast or limiting of sound from licensed entertainment the sound limiter shall be re-set, in conjunction with a qualified sound engineer, to ensure that any music, speech or song from licensed entertainment is not audible in nearby residential premises nor will cause a public nuisance in the vicinity of the premises.

**341** That the sound limiting device shall be maintained at the set level there-after.

**342** That all audio and musical equipment used in the premises shall be played through the installed sound limiting device.

**343** That any additional amplification equipment imported on to the premises by third parties shall be connected to and use the installed sound limited circuit.

**344** That all doors, including fire doors, shall be kept closed during licensed entertainment except when allowing access and egress.

**345** That all speakers for the broadcast of sound within the premises shall be isolated from the structure of the premises by anti-vibration mountings or mats.

**346** That all live music performances shall be acoustic, other than an electric keyboard with volume control to be used for accompaniment of an artist, with no loud instruments e.g. brass, drums or pipes permitted.

**347** That there shall be no drinks permitted outside on the frontage.

**348** That there shall be no more than 5 persons permitted outside on the frontage, to smoke only.

**349** That external waste handling, collections, deliveries and the cleaning of external areas shall only occur between the hours of 08.00hrs and 20.00hrs.

**350** That there shall be no movement of musical equipment from the premises between the hours of 00.00hrs midnight and 08.00hrs.

**351** That suitably qualified or experienced persons shall be employed at all times whilst the entertainment is being provided and shall take all reasonable steps to ensure that patrons will not cause a nuisance to the neighbourhood.

**352** That announcements shall be made and notices provided to request that patrons leave in a quiet and orderly manner that is respectful to neighbours.

- 311** All staff are trained in their responsibilities under the licensing act 2003 and training records to be kept and updated on a regular basis.
- 353** CCTV shall be installed, operated and maintained in agreement with the police. The system will enable frontal identification of every person entering the premises. The system shall record in real time and operate whilst the premises are open for licensable activities.
- 288** All CCTV footage shall be kept for a period of thirty one (31) days and shall, upon request, be made immediately available to Officers of the Police and the Council
- 289** That the toilets in the premises shall be checked regularly by staff to ensure that no illegal activities are taking place in them.
- 354** That 'Club Scan', 'Smoke Screen' and biometric monitoring equipment will be installed at the premises and shall be in operation at all times that the premises is in use.
- 355** That the Licensee shall require any outside promoter hiring the premises to complete the Metropolitan Police Venue Hire Agreement provided by the police, and provide a copy of the completed agreement to the Police a minimum of 14 days prior to the date of the event.
- 356** That all regulated entertainment noise levels will be reduced 30 minutes before terminal operating hours.
- 358** All instances of crime and disorder shall be reported to the police.
- 359** An incident book shall be used to record all instances of public disorder.
- 360** Alcoholic drinks may only be consumed within the premises. The management must ensure that no alcohol is consumed outside the premises.
- 361** Clear and prominent notices shall be displayed on the premises advising customers to report any concerns to the management.
- 362** Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties.
- 363** Prominent, clear and legible notices must be displayed at all exits requesting the public to respect the needs of local residents and to leave the area quietly.
- 364** A dedicated licensed taxi/mini cab service shall be available for customers. Customers are to be encouraged to remain on the premises until the arrival of the taxi/mini cab.
- 365** No refuse may be placed into receptacles outside the premises between 22.00 (10pm) and 08.00 (8am).

**366** The contact number for the duty manager shall be displayed inside the premises or immediately outside the premises such that it is clearly visible from outside without the need to enter the premises.

**367** The premises shall operate a challenge 25 policy on service and training. Anyone who looks under the age of 25 will be asked for proof of ID. Only valid driving licence, passport or PASS approved age verification cards shall be accepted..

**4AG** A refusals log shall be maintained at the premises. The refusals log shall be made available to an authorised officer or a police officer on request.

**4AI** That the sound limiting device/s shall be set to ensure that the maximum levels of volume and bass permitted by the system ensure any music, speech or song from licensed entertainment is not audible in nearby residential premises or causes a public nuisance in the vicinity of the premises.

**113** This licence allows for the premises to remain open for the sale or supply of alcohol for non standard timings as stated below on the following days: New Years Eve 10.00-04.30

**114** This licence allows for the premises to extend the following licensable activities for non standard timings as stated below on the following days: Provision of regulated entertainment  
Films, Live Music, Recorded Music, Performances of Dance, Anything of a similar discription. New Years Eve 10.00-04.30

**115** This licence allows for the premises for the provision of late night refresherment for non standard timings stated below on the following days: New Years Eve 23.00-04.30

**367** 'Bottling' outside of the premises is prohibited between 18.00 (6pm) and 10.00 (10am)

**112** This licence allows for the premises to remain open for non standard timings stated below on the following days: New Years Eve 10.00-05.00

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

**607** That three (3) SIA registered door staff be employed from 2200 on Thursday, Friday, Saturday and New Year's Eve until the terminal hour.

**840** That the rear fire exit shall not be used as an entrance or exit except in emergencies.

**841** That the rear fire exit be alarmed.

**842** That the rear fire exit have a sign posted stating 'No entrance or exit except in emergencies' inside and out.

**Annex 4 - Plans - As per application of July 2014**

**APPENDIX F****NOTICE OF DECISION****LICENSING SUB-COMMITTEE – 8 September 2014**

LICENSING ACT 2003 – Southbank Night Club, 57-59 Camberwell Road, London, SE5

1. That the application by Enri Julius for a grant of a Premises Licence issued under the Licensing Act 2003 in respect of Southbank Night Club, 57-59 Camberwell Road, London, SE5 is granted as follows:

Licensable Activity	
Films (indoors)	Sun – Wed from 10.00 – 00.00 Thurs from 10.00 to 02.30 Fri, Sat and New Year's Eve from 10.00 – 04.30
Live music (indoors)	Sun – Wed from 10.00 – 00.00 Thurs from 10.00 to 02.30 Fri, Sat and New Year's Eve from 10.00 – 04.30
Recorded Music (indoors)	Sun – Wed from 10.00 – 00.00 Thurs from 10.00 to 02.30 Fri, Sat and New Year's Eve from 10.00 – 04.30
Performance of dance (indoors)	Sun – Wed from 10.00 – 00.00 Thurs from 10.00 to 02.30 Fri, Sat and New Year's Eve from 10.00 – 04.30
Late night refreshment	Sun – Wed from 23.00 – 00.00 Thurs from 23.00 to 02.30 Fri, Sat and New Year's Eve from 23.00 – 04.30
Sale and supply of alcohol on the premises	Sun – Wed from 10.00 – 00.00 Thurs from 10.00 to 02.30 Fri, Sat and New Year's Eve from 10.00 – 04.30
Opening hours	Sun – Wed from 10.00 – 00.30 Thurs from 10.00 to 03.00 Fri, Sat and New Year's Eve from 10.00 – 05.00

2. **Conditions**

In addition to the decision as above, the following conditions, as determined by the subcommittee, will apply:

1. That three (3) SIA registered door staff be employed from 2200 on Thursday, Friday, Saturday and New Year's Eve until the terminal hour.
2. That the rear fire exit shall not be used as an entrance or exit except in emergencies.

3. That the rear fire exit be alarmed.
4. That the rear fire exit have a sign posted stating 'No entrance or exit except in emergencies' inside and out.

That the following conditions, as conciliated with the environmental protection team, will apply:

### **Works conditions**

5. That before the premises license can take effect install self-closers, acoustic seals and brushes to the doors/fire doors to the external, to the ground floor and at the top and bottom of the entrance stairs (self closers shall be in accordance with BS 6459 Pt. 1 1984).
6. That all doors shall open in the direction of escape.
7. That before the premises license can take effect sound insulation shall be installed to baffle the ventilation and air extraction inlets and outlets to prevent sound escape from the premises.
8. That before the premises license can take effect the licensee shall install noise insulation of an adequate specification to party walls, floors and ceilings.
9. That before the premises license can take effect install noise insulation to any air handling plant/condensers/etc. to ensure sound output is 10 dB(A) below the lowest L90 15 min relevant in the period the plant will be operational.
10. That before the premises license can take effect the applicant shall submit details of the noise insulation and containment proposed for the premises, for approval by the EP Team, and, shall undertake the approved works. (Note – specification – 100mm Polystyrene, 150mm Acoustic Rockwool & Marine Plywood.)

### **Management conditions**

11. That the applicant shall have an appropriate sound limiting device fitted to the basement.
12. That the sound limiting device/s shall be set to ensure that the maximum levels of volume and bass permitted by the system ensure any music, speech or song from licensed entertainment is not audible in nearby residential premises or causes a public nuisance in the vicinity of the premises.
13. That should there be any change to the equipment involved in the broadcast or limiting of sound from licensed entertainment the sound limiter shall be re-set, in conjunction with a qualified sound engineer, to ensure that any music, speech or song from licensed entertainment is not audible in nearby residential premises nor will cause a public nuisance in the vicinity of the premises.
14. That the sound limiting device shall be maintained at the set level there-after.
15. That all audio and musical equipment used in the premises shall be played through the installed sound limiting device.
16. That any additional amplification equipment imported on to the premises by third

parties shall be connected to and use the installed sound limited circuit.

17. That all doors, including fire doors, shall be kept closed during licensed entertainment except when allowing access and egress.
18. That all speakers for the broadcast of sound within the premises shall be isolated from the structure of the premises by anti-vibration mountings or mats.
19. That all live music performances shall be acoustic, other than an electric keyboard with volume control to be used for accompaniment of an artist, with no loud instruments e.g. brass, drums or pipes permitted.
20. That there shall be no drinks permitted outside on the frontage.
21. That there shall be no more than 5 persons permitted outside on the frontage, to smoke only.
22. That external waste handling, collections, deliveries and the cleaning of external areas shall only occur between the hours of 08.00hrs and 20.00hrs.
23. That there shall be no movement of musical equipment from the premises between the hours of 00.00hrs midnight and 08.00hrs.
24. That suitably qualified or experienced persons shall be employed at all times whilst the entertainment is being provided and shall take all reasonable steps to ensure that patrons will not cause a nuisance to the neighbourhood.
25. That announcements shall be made and notices provided to request that patrons leave in a quiet and orderly manner that is respectful to neighbours.

### 3. Reasons for the Decision

The reasons for the decision are as follows:

The licensing sub-committee heard evidence from the applicant's representative, the council's environmental protection team and a local resident.

The applicant's representative advised that he had taken over the premises in October 2013. It was his intention to separate the ground floor and the basement, and to surrender the current licence (no. 844738). The new application was in respect of the basement only, which they intend to operate as a nightclub.

The applicant advised that licensing officers inspected the premises shortly after his arrival in November 2013, and found a number of breaches to the licensing conditions. The applicant advised that the premises is now fully compliant with the conditions of the current licence. In response to the written objections from local residents, the applicant advised that the majority of complaints related to incidents which took place prior to his taking over management of the premises. He had operated six temporary event notices which terminated as late as 0500 and there has been no complaints. The applicant advised that as only the basement will be operating, this will reduce the maximum number of patrons from 440 to 220, and further protect local residents from noise nuisance. In response to complaints regarding patrons congregating outside the venue and on Boundary Lane, the applicant advised the rear fire exit would only be used in case of emergency.

The applicant advised that they had further discussions with the environmental protection



team and had agreed to their suggested conditions. The representative of the environmental protection team noted that the team do not have any problems with the new management, and there had been no complaints received from the TENs run by the applicant. The environmental protection team offered 21 conditions which had been agreed by the applicant, and were sufficient to satisfy their concerns.

The local resident advised that there had been issues relating to noise nuisance and patrons congregating outside the premises. He noted that the historical issues were with noise from the basement, which he hoped would be mitigated by the conditions suggested by the environmental protection team. He advised that he had no complaints in relation to the new management of these premises. The sub-committee noted the written representations of the other six local residents.

The sub-committee noted that the applicant intended to surrender the current licence (no. 844738) as soon as this licence comes into effect.

In reaching this decision the sub-committee had regard to all the relevant considerations and the four licensing objectives.

The licensing sub-committee considered that the conditions determined by the sub-committee above are necessary and proportionate for the prevention of public nuisance and crime and disorder.

#### 4. Appeal Rights.

The applicant may appeal against any decision –

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

Any person who made relevant representations in relation to the application who desire to contend that

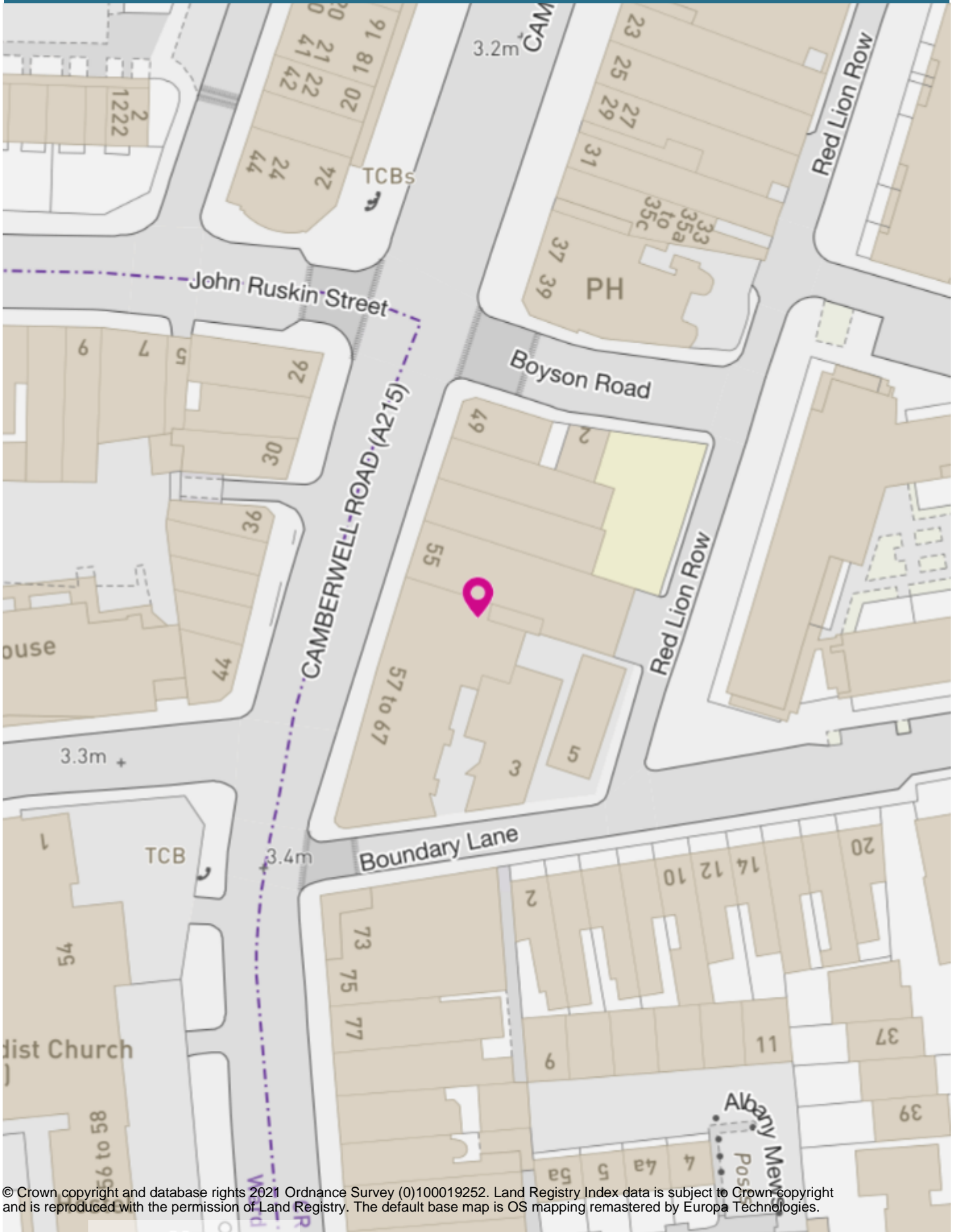
- That the licence ought not to be been granted; or
- That on granting the licence, the Licensing Authority ought to have imposed different or additional conditions to the conditions of the licence, or ought to have modified them in a different way.

may appeal against the decision

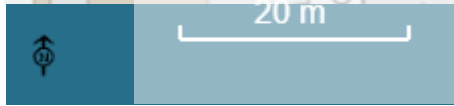
Any appeal must be made to the magistrate court for the petty sessions area in which the premises are situated. Any appeal must be commenced by notice of appeal given by the appellant to the justices' chief executive for the magistrates court within the period of 21 days beginning with the day on which the appellant was notified by the licensing authority of the decision appealed against.

Issued by the Constitutional Team on behalf of the Director of Legal Services

Date: 8 September 2014



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