

## Licensing Sub-Committee

Thursday 14 September 2023

10.00 am

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

### Membership

Councillor Renata Hamvas (Chair)  
Councillor Barrie Hargrove  
Councillor Ian Wingfield

### Reserves

Councillor Jane Salmon

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Contact

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: 5 September 2023



## Licensing Sub-Committee

Thursday 14 September 2023  
10.00 am

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### Order of Business

Item No.	Title	Page No.
	<b>PART A - OPEN BUSINESS</b>	
1.	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
2.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
3.	<b>NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT</b>	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	<b>DISCLOSURE OF INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	<b>LICENSING ACT 2003: IBIS STYLES LONDON SOUTHWARK 43-47 SOUTHWARK BRIDGE ROAD, LONDON SE1 9HH</b>	1 - 81
	<b>ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.</b>	

**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: 5 September 2023

<b>Item No.</b> 5.	<b>Classification:</b> Open	<b>Date:</b> 14 September 2023	<b>Meeting Name:</b> Licensing Sub-Committee
<b>Report Title</b>		Licensing Act 2003: Ibis Styles London Southwark 43-47 Southwark Bridge Road, London SE1 9HH	
<b>Ward(s) of group(s) affected</b>		Borough and Bankside	
<b>From</b>		Strategic Director of Environment, Neighbourhoods and Growth	

## RECOMMENDATION

1. That the licensing sub-committee considers an application made by Accor UK Economy Hotels Limited to vary the premises licence granted under the Licensing Act 2003 in respect of the premises known as the Ibis Styles London Southwark 43-47 Southwark Bridge Road, London SE1 9HH.
2. Notes:
  - a) The application seeks to vary the premises licence held in respect of the premises known as the Ibis Styles London Southwark 43-47 Southwark Bridge Road SE1 9HH under section 34 of the Licensing Act 2003. Existing permitted licensable activities are not under consideration at this meeting. The variation application is subject to representations submitted by two responsible authorities and 'other persons' and is therefore referred to the licensing sub-committee for determination.
  - b) Paragraph 8 to 10 of this report provides a summary of the current premises licence issued in respect of the premises. A copy of the current premises licence is attached as Appendix A.
  - c) Paragraphs 11 to 13 of this report provide a summary of the application. A copy of the application is attached to this report as Appendix B.
  - d) Paragraphs 14 to 29 of this report deal with the representations submitted in respect of the application. Copies of the responsible authorities representations are attached to this report as Appendix C, the other persons' representation is at Appendix D. A map of the location is attached at Appendix E.
  - e) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing procedure, has been circulated to all parties to the meeting.



## **BACKGROUND INFORMATION**

### **The Licensing Act 2003**

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

## **KEY ISSUES FOR CONSIDERATION**

### **The current premises licence**

8. The current version of the premises licence issued in respect of the premises known as the Ibis Styles London Southwark 43-47 Southwark Bridge Road, London SE1 9HH was issued on 16 December 2022 and allows the following licensable activities:

- Films – indoors:
  - Monday to Sunday: 00:00 to 23:59
- Live music, recorded music and performances of dance – indoors:
  - Monday to Thursday: 11:00 to 01:00
  - Friday and Saturday: 11:00 to 02:00
  - Sunday: 11:00 to 00:30
- Late night refreshment – indoors:
  - Monday to Thursday: 23:00 to 01:00
  - Friday and Saturday: 23:00 to 02:00
  - Sunday: 23:00 to 00:30
- The sale of alcohol to be consumed on and off the premises:
  - Monday to Sunday: 11:00 to 00:00
- Opening hours:
  - Monday to Sunday: 00:00 to 23:59.

9. A copy of the existing premises licence is attached as Appendix A.

10. The premises are a hotel.

### **The variation application**

11. On 6 August 2023 Accor UK Economy Hotels Limited applied to this council to vary the premises licence granted under the Licensing Act 2003 in respect of the premises known as Ibis Styles London Southwark 43-47 Southwark Bridge Road SE1 9HH.

12. The application is summarised as follows:

- To vary the hours for which the sale of late night refreshment (indoors) is permitted under the licence. The new hours shall be as follows:
  - Monday to Sunday: 23:00 to 05:00.
- This shall be limited to sales to guests and residents of the hotel only.
- To permit the sale of late night refreshment (outdoors) for the following hours:
  - Monday to Sunday: 23:00 to 02:00.

- The sale of late night refreshment (outdoors) shall be subject to the following conditions:
  - There shall be no 'walk-ins' or collections by customers from outside of the hotel.
  - The provision of late night refreshment for consumption off the premises shall be available by home delivery only.
  - All delivery vehicles shall be instructed to make any collections from the hotel car park only.
  - All sales of late night refreshment (outdoors) are to cease at 02:00.
- All other hours, activities and conditions currently permitted by the premises are to remain unchanged by this application.

13. A copy of the application is attached to this report as Appendix B.

### **Representations from responsible authorities**

14. Representations were submitted by licensing as a responsible authority and the environmental protection team.
15. The licensing representation is concerned with the prevention of public nuisance and provides a map that shows the proximity of high-density residential blocks / housing estates in the locale that could be affected by vehicles using the car park entrance to the hotel for pick up of deliveries to 02:00 in the morning.
16. The representation proposed a number of additional/amended conditions, which have been agreed with the applicant, and the licensing representation was withdrawn.
17. The environmental protection team is concerned with public nuisance and cumulative impact. The premises is in the Borough and Bankside cumulative impact area and, while this would not normally apply to a hotel, the planning authority have stated that the proposed use of the hotel kitchen does not support the primary use of the hotel or serve an ancillary function to hotel guests. There would be increased traffic movement in/out of the site, running the risk of noise impacts to nearby residential properties. As such it is deemed that the use of the hotels kitchen for deliveries would not be ancillary to the hotel and full planning permission would be required to assess its impacts. This therefore implies that the cumulative impact policy would apply to this usage of the premises.
18. The representation is also concerned with the usage of the premises kitchen causing public nuisance into the early hours of the morning and provides a map highlighting nearby residential properties. The officer asks that the delivery drivers should make their food pick ups via the front entrance on Southwark Bridge Road.
19. The outstanding issue asks that the proposed condition from the application operating schedule "All delivery vehicles shall be instructed to make any collections from the hotel car park only" be amended to state

- “That all delivery vehicles regarding the provision of late night refreshment shall collect deliveries at the main entrance to the premises on Southwark Bridge Road.”

20. A copy of the licensing and environmental protection team representations and related correspondence including the agreed conditions is attached as appendix C.

### **Representations from other persons**

21. There are two representations from other persons.
22. The first is from a ward councillor who states that Borough and Bankside ward is in a cumulative impact policy area because of the alcohol related crime and disorder statistics for the area, and the alcohol related hospital admissions data.
23. The extended hours would impact negatively on efforts to prevent crime and disorder, public nuisance and protect public safety. The extension requested would also place the licensed hours well outside of those set out in the Southwark statement of licensing policy and that this application should be refused.
24. The second is from a local resident who lives in Thrale Street close to the hotel car park entrance and states that Thrale Street is a residential street and a conservation area and most of the properties on Thrale street are Grade II Listed and are not permitted to install double glazing or take other measures which would mitigate the effect of increased street noise.
25. There was some misunderstanding regarding what the application was for. The resident corresponded with the applicant and is concerned with noise from delivery pick ups using the car park entrance as his home is adjacent to the entrance to the car park which it is proposed will be the point of ingress and egress for the purposes of late night sales of food and beverage for home delivery and the car park is barrier operated.
26. A copy of the representations from the other persons and related correspondence is attached as appendix D.

### **Conciliation**

27. The representations were provided to the applicant, who has written to all the objectors and conciliated most of the conditions.
28. The remaining item is that the proposed condition “All delivery vehicles shall be instructed to make any collections from the hotel car park only” is not accepted by any objector and they are all of the opinion that it should be amended to state:
- “That all delivery vehicles regarding the provision of late night refreshment shall collect deliveries at the main entrance to the premises on Southwark Bridge Road.”

29. At the time of the writing of this report one representation, from licensing, is conciliated, the remaining three are unresolved and so must be considered by the licensing sub-committee in their determination of the application.

### **Premises licensing history**

30. The previous premises licence in respect of the premises was issued in August 2005 when it was called the Southwark Rose Hotel.
31. In March 2012 a new premises licence was applied for by Accor All Seasons Southwark Limited, who at some point previously had acquired the company who held the previous licence and renamed the hotel.
32. The designated premises supervisor (DPS) was varied on 12 August 2015.
33. On 27 January 2017 the premises licence was transferred to the current premises licence holder Accor UK Economy Hotels Limited.
34. On 7 August 2019 a minor variation application was made to change the sale of alcohol times.
35. Two further DPS variations were made on 5 August 2022 and 15 December 2022.
36. There have been no temporary event notices (TENs) submitted in respect of the premises since 20/21 December 2018.

### **Complaints**

37. There have been no complaints to licensing regarding the premises.

### **Southwark Council statement of licensing policy**

38. Council assembly approved Southwark's statement of licensing policy 2021-2026 on 25 November 2020 and it came into effect on 1 January 2021.
39. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:
- Section 3 - Purpose and scope of the policy. This reinforces the four licensing objectives and the fundamental principles upon which this Authority relies in determining licence applications.
  - Section 5 – Determining applications for premises licences and club premises certificates. This explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.
  - Section 6 – Local cumulative impact policies. This sets out this authority's approach to cumulative impact and defines the boundaries of the current

special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy.

- Section 7 – Hours of operation. This provides a guide to the hours of licensed operation that this authority might consider appropriate by type of premises and (planning) area classification.
  - Section 8 – The prevention of crime and disorder. This provides general guidance on the promotion of the first licensing objective.
  - Section 9 – Public safety. This provides general guidance on the promotion of the second licensing objective.
  - Section 10 – The prevention of nuisance. This provides general guidance on the promotion of the third licensing objective.
  - Section 11 – The protection of children from harm. This provides general guidance on the promotion of the fourth licensing objective.
40. 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.
41. Members should take into consideration both the Southwark statement of licensing policy and the Section 182 Guidance when making decisions. The links for these are below:

Southwark Policy:

<https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>

Section 182 Guidance:

<https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>

### **Cumulative impact area (CIA)**

42. The premises are situated in Borough and Bankside cumulative impact area.
43. The cumulative impact area does not include hotels, but does include restaurants and cafes.
44. The premises also falls within Borough and Bankside strategic cultural area and Bankside and Borough district town centre area.

45. Under the Southwark's statement of licensing policy 2021 - 2026 the following closing times are recommended as appropriate within this area for the categories of premises stated:

- Restaurants and cafes:
  - Sunday to Thursday: 00:00
  - Friday and Saturday: 01:00
- Public houses, wine bars or other drinking establishments:
  - Sunday to Thursday: 23:00
  - Friday and Saturday: 00:00
- Hotel bars and guest houses:
  - No restrictions for residents
- Take-away establishments:
  - Sunday to Thursday: 00:00
  - Friday and Saturday: 01:00.

### Map

46. A map of the location is in Appendix E.

47. Other licensed premises in the immediate vicinity (100m):

#### **Novotel - 53-61 Southwark Bridge Road, London SE1 9HH**

- The sale by retail of alcohol (both on and off sales):
  - Monday to Saturday from 10:00 to 00:00
  - Sunday from 12:00 to 23:30
- The provision of late night refreshment (indoors):
  - Monday to Saturday from 23:00 to 00:30
  - Sunday from 23:00 to 00:00
- The provision of regulated entertainment in the form of live a recorded music:
  - Monday to Saturday from 10:00 to 00:30
  - Sunday from 12:00 to 00:00

### **William Shakespeare - 60 Southwark Street, London SE1 1UN**

- The sale by retail of alcohol (both on and off sales):
  - Sunday to Wednesday from 08:00 to 00:30
  - Thursday from 08:00 to 01:30
  - Friday and Saturday from 08:00 to 03:30
- The provision of late night refreshment (indoors):
  - Sunday to Wednesday from 23:00 to 00:0
  - Thursday from 23:00 to 01:00
  - Friday and Saturday from 23:00 to 03:00
- The provision of regulated entertainment in the form of live a recorded music:
  - Sunday to Wednesday from 08:00 to 00:30
  - Thursday from 08:00 to 01:30
  - Friday and Saturday from 08:00 to 03:30

### **Climate change implications**

48. Following council assembly on 14 July 2021, the council is committed to considering the climate change implications of any decisions.
49. 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.
50. Examples of such agreements 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.
51. The council's climate change strategy is available at:

<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**

52. 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**

53. 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.
54. 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 who have 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.
55. The equalities impact statement for licensing decisions is contained within the Southwark statement of licensing policy 2021 – 2026 at:

<https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>

56. The equalities impact assessment is available at:

<https://moderngov.southwark.gov.uk/documents/s92016/Appendix%20F%20-%20Equalities%20Impact%20Assessment.pdf>

### **Health impact statement**

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

### **Resource implications**

58. A fee of £635.00 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value E.

### **Consultation**

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

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Assistant Chief Executive – Governance and Assurance**

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

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

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

## Conditions

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

## Reasons

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

## Hearing procedures

73. 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.
74. This matter relates to the determination of an application for a premises licence under Section 17 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

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

75. 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.
76. 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.
77. 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.

78. 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.
79. 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.
80. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Interested parties must live in the vicinity of the premises. This will be decided on a case to case basis.
81. 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.
82. 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**

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

### **Strategic Director, Finance**

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

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Licensing Act 2003 Home Office Revised Guidance to the Act Secondary Regulations Southwark statement of licensing policy Case file	Southwark Licensing, C/O Regulatory Services, 160 Tooley Street, London SE1 2QH	Mrs Kirty Read Tel: 020 7525 5748

**APPENDICES**

<b>Name</b>	<b>Title</b>
Appendix A	Copy of the current premises licence
Appendix B	Copy of the application
Appendix C	Copy of the representation submitted by responsible authorities
Appendix D	Copy of the representations submitted by 'other persons'
Appendix E	Map

**AUDIT TRAIL**

<b>Lead Officer</b>	Caroline Bruce, Strategic Director of Environment, Neighbourhoods and Growth	
<b>Report Author</b>	David Franklin, Principal Licensing Officer	
<b>Version</b>	Final	
<b>Dated</b>	29 August 2023	
<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>
Assistant Chief Executive – Governance and Assurance	Yes	Yes
Strategic Director, Finance	Yes	Yes
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		1 September 2023

# Licensing Act 2003 Premises Licence



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

Premises licence number

879172

## Part 1 - Premises details

Postal address of premises, or if none, ordnance survey map reference or description	
Ibis Styles London Southwark - Near Borough Market 43-47 Southwark Bridge Road London SE1 9HH	
Ordnance survey map reference (if applicable), 532301180255	
<b>Post town</b> London	<b>Post code</b> SE1 9HH
<b>Telephone number</b> 020 7015 1480	

Where the licence is time limited the dates

Licensable activities authorised by the licence
Films - Indoors Live Music - Indoors Recorded Music - Indoors Performance of Dance - Indoors Facilities for Making Music - Indoors Facilities for Dancing - Indoors Late Night Refreshment - Indoors Sale by retail of alcohol to be consumed off premises Sale by retail of alcohol to be consumed on premises

The opening hours of the premises	
For any non standard timings see <b>Annex 2</b>	
Monday	00:00 - 23:59
Tuesday	00:00 - 23:59
Wednesday	00:00 - 23:59
Thursday	00:00 - 23:59
Friday	00:00 - 23:59
Saturday	00:00 - 23:59
Sunday	00:00 - 23:59

**Where the licence authorises supplies of alcohol whether these are on and/ or off supplies**

Sale by retail of alcohol to be consumed on premises

Sale by retail of alcohol to be consumed off premises

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

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

**Films - Indoors**

Monday	00:00 - 23:59
Tuesday	00:00 - 23:59
Wednesday	00:00 - 23:59
Thursday	00:00 - 23:59
Friday	00:00 - 23:59
Saturday	00:00 - 23:59
Sunday	00:00 - 23:59

**Live Music - Indoors**

Monday	11:00 - 01:00
Tuesday	11:00 - 01:00
Wednesday	11:00 - 01:00
Thursday	11:00 - 01:00
Friday	11:00 - 02:00
Saturday	11:00 - 02:00
Sunday	11:00 - 00:30

**Recorded Music - Indoors**

Monday	11:00 - 01:00
Tuesday	11:00 - 01:00
Wednesday	11:00 - 01:00
Thursday	11:00 - 01:00
Friday	11:00 - 02:00
Saturday	11:00 - 02:00
Sunday	11:00 - 00:30

**Performance of Dance - Indoors**

Monday	11:00 - 01:00
Tuesday	11:00 - 01:00
Wednesday	11:00 - 01:00
Thursday	11:00 - 01:00
Friday	11:00 - 02:00
Saturday	11:00 - 02:00
Sunday	11:00 - 00:30

**Facilities for Making Music - Indoors**

Monday	11:00 - 01:00
Tuesday	11:00 - 01:00
Wednesday	11:00 - 01:00
Thursday	11:00 - 01:00
Friday	11:00 - 02:00
Saturday	11:00 - 02:00
Sunday	11:00 - 00:30



**Facilities for Dancing - Indoors**

Monday	11:00 - 01:00
Tuesday	11:00 - 01:00
Wednesday	11:00 - 01:00
Thursday	11:00 - 01:00
Friday	11:00 - 02:00
Saturday	11:00 - 02:00
Sunday	11:00 - 00:30

**Late Night Refreshment - Indoors**

Monday	23:00 - 01:00
Tuesday	23:00 - 01:00
Wednesday	23:00 - 01:00
Thursday	23:00 - 01:00
Friday	23:00 - 02:00
Saturday	23:00 - 02:00
Sunday	23:00 - 00:30

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

Monday	11:00 - 00:00
Tuesday	11:00 - 00:00
Wednesday	11:00 - 00:00
Thursday	11:00 - 00:00
Friday	11:00 - 00:00
Saturday	11:00 - 00:00
Sunday	11:00 - 00:00

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

Monday	11:00 - 00:00
Tuesday	11:00 - 00:00
Wednesday	11:00 - 00:00
Thursday	11:00 - 00:00
Friday	11:00 - 00:00
Saturday	11:00 - 00:00
Sunday	11:00 - 00:00

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

Accor UK Economy Hotels Limited  
10 Hammersmith Grove,  
London,  
W6 7AP  
[REDACTED]

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

01244907

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

Chiara Orefice  
[REDACTED]

**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. [REDACTED]  
Authority London Borough of Lewisham

Licence Issue date 16/12/2022

[REDACTED]

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

## **Annex 1 - Mandatory conditions**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

where-

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

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

- (i) the holder of the premises licence;
- (ii) the designated premises supervisor (if any) in respect of such a licence; or

- (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (iv) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (v) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

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

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

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

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

**113** The sale of alcohol to non residents shall be restricted to 11:00 to 00:00 on each day of the week save for New Years eve/Near years day when the hours are extended from the end of the permitted hours on new years Eve to the start of the permitted hours on New Years Day. The sale of alcohol to residents shall not be restricted as to time i.e 24hours a day on each day of the year.

**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 Live Music, Recorded Music, Performances of Dance, Making Music, Dancing & provision of facilities for dancing: "from end of permitted hours on new year's eve to start of permitted hours on new years day."

**115** This licence allows for the premises for the provision of late night refreshment for non standard timings stated below on the following days: "from end of permitted hours on new year's eve to start of permitted hours on new years day."

**146** Authorised officers who carry written authorizations and proof of identity, which they will produce on request, shall be admitted immediately to all parts of the premises at all reasonable times.

**147** The Licensee shall not permit any exhibition, demonstration or performance of hypnotism, mesmerism or any similar act or process which produces or is intended to produce in any person any form of induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is increased or intended to be increased. This condition does not apply to exhibitions given under the provisions of Section 2(1a) and 5 of the Hypnotism Act 1952.

**148** a. The Licensee shall not permit an entertainment that involves special risks except with consent.  
 b. The Licensee shall not permit any performances especially for children except with consent.  
 c. The licensee shall not permit explosives or highly flammable substances to be brought onto the premises except with consent.

**149** a. The Licensee shall not permit the use of special effects, except with consent.  
 b. The Licensee shall give to the Council at least 10 days notice in writing of any proposal to use special effects. The notice shall include, save in exceptional circumstances, exact details of the proposal including the date and time when the special effects can be demonstrated.

**150** Compressed or liquefied gases shall not be used except with consent. At least 10 days notice in writing shall be given to the Council of any proposal to bring storage cylinders into the premises

**151** a.The Licensee shall ensure that the premises continue to comply with the Council's Technical Regulations.

b.No alterations shall be made to the approved arrangements without consent.

c.The Licensee shall, except with consent, retain control over all parts of the premises.

d.Either the licensee or the Duty Manager shall be in charge of and within the premises whenever the public are present. However, the Licensee remains responsible for the observance of all licensing conditions.

**152** The Licensee may authorize in writing a Duty Manager, who shall be at least 18 years old, to deputise for him. This written authorization shall be kept on the premises and shall be readily available for examination by any Authorised Officer. The Licensee must be satisfied that anyone appointed as a Duty Manager understands the need to comply with the conditions of the licence and is competent to perform the functions of Duty Manager.

**153** The Licensee (if an individual) and any Duty Manager shall

a.Have undertaken an approved training course leading to the possession of the BIIAAB Level 2 National Certificate for Entertainment Licensees, or

b.Possess an equivalent qualification, for example for concert halls, the National Vocational Qualification in Cultural Venue Administration (Level 3) or

c.Be able to demonstrate to the satisfaction of the Council that he possess all relevant knowledge and experience

**154** a.The Licensee / Duty Manager shall ensure that he has sufficient trained staff on duty to ensure the safe evacuation of the premises in an emergency. Such staff shall have been specifically instructed on their duties in the event of an emergency by the Licensee or by a person nominated by him. The instruction given to staff shall include training on the safe and efficient running of the premises and the safe evacuation of the premises.

b.A nominated member of staff in addition to the Duty Manager shall have responsibility for fire prevention measures and for ensuring that all escape routes including exit doors are fully available.

c.No Door Supervisor shall be employed at premises outside London except with consent. Any employment shall be in accordance with additional conditions set by the Council.

d.Staff with specific responsibilities in the event of fire or other emergency, together with deputies, shall receive training and written instruction appropriate to their role. The Licensee / Duty manager shall, once he is satisfied as to the competence of each member of staff, record this in the Fire log book.

**155** a.The Licensee shall cause a Fire log-book to be kept.

b.Any authorized officer shall be entitled to obtain a photocopy of any page(s) of the log-book.

**156** The Licensee / Duty manager shall maintain a register indicating the numbers of staff, including any Door Supervisors and all performers, who are present when the public are present. This register shall be

produced immediately on the request of an Authorised Officer. This Condition does not apply to any premises that are being used for a closely seated audience.

**157** Dancing shall be restricted to the areas designated by the Council.

**158** a. The Licensee / Duty Manager shall ensure that no nuisance is caused by noise emanating from the premises or by vibration transmitted through the structure of the premises.

b. If required, legible notices shall be displayed at all exits requesting the public to respect the needs of local residents and to leave the premises and area quietly.

**159** 1. The approved arrangements shall be maintained in good condition and in full working order. Fire fighting equipment, the fire alarm warning system and any smoke ventilators shall be maintained as follows:-

i) Fire Fighting Equipment.

a) The approved fire-fighting equipment shall be kept in the approved positions and be maintained in satisfactory working order, unobstructed and available for immediate use;

b) All fire fighting equipment shall be checked weekly. Note: The Council may consent to the variation of the frequency of checks where the premises are used infrequently and this will not endanger safety;

c) Portable fire-fighting equipment shall be inspected at least once a year in accordance with BS 5306-3 and recharged where necessary in compliance with the manufacturer's instructions. The date of inspection shall be clearly marked on the appliance or a stout tab securely attached to it and recorded in the fire log book;

d) Hose reels, drenchers and sprinklers shall be inspected in accordance with BS 5306 once a year to ensure that they are in working order. The date of the inspection shall be clearly marked on the control valves and recorded in the fire log book; and e) For details of the certificates to be provided see condition 4045.

ii) Fire-alarm warning system

a) Any fire-alarm warning system shall be maintained in satisfactory working order;

b) The system shall be tested weekly. Note: The Council may consent to the variation of frequency of tests where the premises are used infrequently and this will not endanger safety;

c) All checks, tests and inspections shall be recorded in the fire log book; and

d) For details of the certificates to be provided see condition 4045.

iii) Smoke ventilators

a) Any smoke ventilators shall be maintained in satisfactory working order;

b) Any smoke ventilators shall be tested at least every 3 months;

c) For details of the certificates to be provided see condition 4045. 2. No alterations (including temporary alterations) shall be made except with the consent of the Council.



**160** The Licensee shall ensure that all performances or activities minimize any danger to the public.

**161** The Licensee / Duty manager shall ensure that, whenever disabled people are present, adequate arrangements are made to enable their safe evacuation in the event of an emergency and that they are made aware of those arrangements.

**162** The Licensee / Duty Manager shall ensure that all necessary safety checks have been carried out before the admission of the public. Details of the checks shall be entered in the Fire log-book; this may be by use of a separate check list.

**163** a.All escape routes and exits including external exits shall be maintained unobstructed, in good order with non- slippery and even surfaces, free of trip hazards and clearly identified in accordance with the approved arrangements.

b.All exits door shall be available and easily operable without the use of a key, card, code or similar means. Only approved fastenings shall be used.

c.Any removable security fastening shall be removed from the doors prior to opening the premises to the public. All such fastenings shall be kept in the approved positions.

d.If required, exit doors shall be secured in the fully open position when the public are present.

e.All fire-doors shall be maintained effectively self-closing and shall not be held open other than by approved devices.

f.Fire-resisting doors to ducts, service shafts and cupboards shall be kept locked shut. g.The edges of treads of steps and stairways shall be maintained so as to be conspicuous.

**164** a.Hangings, curtains and temporary decorations shall be maintained fire-retarded b.Any upholstered seating shall continue to meet the pass criteria for smouldering ignition source 0, flaming ignition source 1 and crib ignition source 5 when tested in accordance with section 5 of BS5852;1990

**165** a. Any scenery shall be maintained flame- retarded in accordance with Additional Conditions S

b.Temporary decorations shall not be provided except with consent. When seeking consent for temporary decorations the Licensee shall advise the Council of the period for which it is desired to retain them

c.Curtains, hangings and temporary decorations shall be arranged so as notto obstruct exits, fire safety signs or fire-fighting equipment.

**166** The Licensee / Duty manager shall ensure that the accommodation limit(s) specified on the licence are not exceeded and shall be aware of the number of the public on the premises. This information shall be provided to any authorized officer immediately on request.

**167** Notices detailing the actions to be taken in the event of fire or other emergencies, including how the fire brigade can be summoned, shall be prominently displayed and shall be protected from damage or deterioration.

**168** The fire brigade shall be called at once to any outbreak or suspected outbreak of fire, however, slight, and the details recorded in the fire log-book.

**169** The Licensee / Duty manager shall have readily available the telephone number of the local Fire Control Centre. The Licensee / Duty Manager shall notify the local Fire Control Centre as soon as possible if he is aware that the water supply to any hydrant, hose reel, sprinkler, drencher or other fire extinguishing installation is cut-off or restricted.

**170** Refuse receptacles shall be emptied regularly.

**171** Access for emergency vehicles shall be kept clear and free from obstruction.

**172** a. The Licensee / Duty Manager shall ensure that an adequate and appropriate supply of first aid equipment and materials is available on the premises.  
b. If required, at least one suitably trained first aider shall be on duty when the public are present. If more than one suitably trained first-aider is present, each person's responsibilities shall be clearly identified.

**173** a. Toilet accommodation shall be provided free of charge and be kept clean and in proper working order.  
b. An adequate supply of hot and cold (or warm) water, toilet paper in holders or dispensers, soap and suitable hand and face drying facilities shall be provided in toilet accommodation.

**174** Where free drinking water is provided for the public, it shall, except with the consent of the Council, only be provided in a supervised area.

**175** a. Heating apparatus shall be maintained in a safe and functioning condition.  
b. Portable heating or cooking appliances shall not be used except with consent.

**176** If required, a competent person shall be in charge of the electrical or other installation.

**177** a. In the absence of adequate daylight the management lighting in any area accessible to the public shall be fully in operation whilst the public are present.  
b. Except as permitted under d. below there shall be adequate illumination to enable people to see their way

out of the premises

c. Fire safety signs shall be adequately illuminated except as permitted under d. below. d. of essential to the entertainment and subject to consent, the management lighting in the entertainment area may be reduced or extinguished provided

- (i) the lighting be controlled from a position with a clear view of the entertainment area; and
- (ii) An operator remain by the controls whilst the lighting is reduced or extinguished; and
- (iii) The operator restore the management lighting at once in the event of any emergency; and
- (iv) The escape route signs remain adequately illuminated.

**178 a.** The emergency lighting installation shall not be altered in any way except with consent.

b. The emergency lighting battery shall be fully charged before the admission of the public

c. In the event of failure of the normal lighting

- (i) If the emergency lighting battery has a one hour capacity the public shall leave the premises within 20 minutes unless within that time the normal lighting has been restored and the battery is being re-charged; or
- (ii) If the emergency lighting battery has a 3 hour capacity the public shall leave the premises within one hour unless within that time the normal lighting has been restored and the battery is being re-charged.

d. The public shall not be re-admitted to the premises until the normal lighting has been fully restored and the battery fully recharged except

- (i) Where the emergency lighting battery has a one hour capacity and if the failure of the normal lighting was fully rectified within 20 minutes of failure and the battery is being re-charged; or
- (ii) Where the emergency lighting battery has a 3 hour capacity and if the failure of the normal lighting was fully rectified within one hour of failure and the battery is being re-charged.

**179 a.** Temporary electrical wiring and distribution systems shall not be provided without notification being given to the Council at least 10 days before the commencement of the work.

b. Temporary electrical wiring and distribution systems shall be inspected and certified before they are put in use. A copy of the certificate shall be sent to the Council as soon as possible.

c. Temporary electrical wiring and distribution systems shall be provided only for a period of up to 3 months. This period may be extended subject to a satisfactory electrical test and inspection report being submitted to the Council at the end of each 3 month period.

**180 a.** The premises shall be effectively ventilated.

b. Where the ventilation system is designed to maintain a positive air pressure within that part of the premises, that pressure shall be maintained whenever the public are present in that part of the premises.

**181 a.** Ventilation ducting and other shafts shall be kept clean.

b. Any air filters shall be periodically cleaned or replaced so as to maintain a satisfactory air supply.

c. All interior surfaces of extract ventilation ducting serving kitchens and serveries shall be thoroughly cleaned as frequently as necessary to prevent the accumulation of grease and fat and at least once per year.

d. Grease filters in extract ventilation hoods in kitchens and serveries shall be cleaned weekly or at other intervals as required.

**182** a) The following certificates shall be submitted to the Council at least once a year unless stated otherwise below. Note: Where a certificate covers a period of more than one year it will be sufficient to submit a photocopy of the certificate each year that the certificate remains valid.

i) Battery - The emergency lighting battery (including any self contained units) and associated control equipment. The inspection of the battery and control equipment shall be in accordance with BS 5266-1. The certificate shall be signed by a Corporate Member of the Institution of Electrical Engineers or a member of the Electrical Contractors Association or by a contractor enrolled with the National Inspection Council for Electrical Installation Contracting or, with consent, another competent person.

ii) Electrical installation - The entire electrical installation (including the emergency lighting installation but excluding any battery). The inspection shall be in accordance with Guidance Note 3 to BS 7671. In large or complex premises the electrical installation shall be visually inspected once a year and at least 20% of the installation tested in accordance with a programme approved by the Council such that the whole installation is tested every 5 years. The certificate shall be signed by a Corporate Member of the Institution of Electrical Engineers or a member of the Electrical Contractors Association or by a contractor enrolled with the National Inspection Council for Electrical Installation Contracting or, with consent, another competent person.

iii) Boilers and calorifiers - Any steam boiler, any electrode boiler working on a closed water system or any calorifier incorporating a steam receiver. A boiler insurance company shall issue the certificate of thorough examination and test;

iv) Fire alarm warning system - Confirmation from a fire alarm company or, with consent, another competent person that the fire alarm warning system continues to satisfy the requirements of BS 5839;

v) Fire fighting equipment - All portable fire-fighting equipment together with any hose reels or sprinklers in accordance with BS 5306;

vi) Mechanical installations - Any passenger lifts or escalators. All lifting equipment and permanently suspended equipment (These certificates should be copies of the records of examination provided under the Lifting Operations and Lifting Equipment Regulations 1998. Any permanently suspended loads, such as permanently installed stage lighting luminaires or loudspeakers or flown cinema screens, shall be treated as forming part of the lifting equipment installation and be examined by the competent person making the examination). The safety curtain, its operating gear and controls, the smoke ventilators and drencher.

Any other mechanical installation (for example, stage, orchestra or organ lifts, revolving or moving platforms) if required.

vii) Lasers - Any permanently installed lasers, other than Class 1 and Class 2 lasers;

viii) Special effects - Permanently installed smoke machines, fog generators and strobe lighting;

ix) Ceilings – Ceilings and ornamental plaster; and

x) Gas installation - Any gas installation and gas appliances, if required. A member of the Council for registered Gas installers (CORGI) shall complete the certificate.

**203** The Licensee shall not permit conduct on the premises that is likely to cause disorder or a breach of the peace or drug misuse. In particular the licensee shall ensure that none of the following shall take place

a) indecent behaviour, including sexual intercourse, except as permitted by the Theatres Act 1968;

b) the offer of any sexual or other indecent service for reward;

c) acts of violence against person or property and / or the attempt or threat of such acts; and

d) unlawful possession and / or supply of drugs controlled by the Misuse of Drugs Act 1971.

**233** a. The relevant licence or a copy of it shall be prominently exhibited in a position where the public can easily read it. For the purpose of this condition the licence shall be interpreted to mean the licence document containing the conditions specific to the premises, including any accommodation limits.

b. A copy of the standard licence conditions shall be readily available to the Duty Manager.

c. The premises shall not be used for any purpose for which a licence is required unless specifically licensed for that purpose.

**307** That the maximum number of persons that may be accommodated within the Ground Floor of the premises at any one time shall not exceed such figure as may be agreed from time to time with the LFEPA.

**311** That notices shall be displayed in the car park requesting that customers leave the premises in a quiet and orderly manner

**313** That there shall be no movement of musical or amplification equipment, to or from the premises, between 0000 and 0800 hours and that vehicles carrying such equipment shall be parked as far away from residential premises as reasonably practicable

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

**Annex 4 - Plans - Attached**

Licence No. 879172

Plan No. 91-9118-9D

Plan Date 27 Sept 2004

06/07/2023

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

Ref No. 2048157

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

	Accor UK Economy Hotels Limited
Premises licence number	879172

#### Notes for Guidance

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

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



licensable.

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

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

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

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

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

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

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

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

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

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

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

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

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

12. The application form must be signed.

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

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

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

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

£	837,500
---	---------

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

Address Line 1	43-47 SOUTHWARK BRIDGE ROAD
Address Line 2	
Town	LONDON
County	
Post code	SE1 9HH
Ordnance survey map reference	532301180255
Description of the location	Hotel
Telephone number	██████████

Part 2 - Applicant details

Daytime contact telephone number	██████████
Email address	██████████
Postal Address if different from premises address	██████████
Town / City	██████
Postcode	██████

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

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

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

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

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

	No
--	----

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

	<p>To vary the hours for which the sale of late night refreshment (indoors) is permitted under the licence. The new hours shall be as follows:                  Monday – Sunday 23:00 – 05:00                  This shall be limited to sales to guests and residents of the hotel only.                  To permit the sale of late night refreshment (outdoors) for the following hours:                  Monday – Sunday 23:00 – 02:00                  The sale of late night refreshment (outdoors) shall be subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• There shall be no ‘walk-ins’ or collections by customers from outside of the hotel.</li> <li>• The provision of late night refreshment for consumption off the premises shall be available by home delivery only.</li> <li>• All delivery vehicles shall be instructed to make any collections from the hotel car park only.</li> <li>• All sales of late night refreshment (outdoors) are to cease at 02:00.</li> </ul> <p>All other hours, activities and conditions currently permitted by the premises are to remain unchanged by this application.</p>
--	---

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

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

Notes

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.

IN ALL CASES COMPLETE BOXES K, L AND M

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


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

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

Supply of alcohol (if ticking fill in box J)

--	--

In all cases complete boxes K, L and M

Will the provision of late night refreshment take place indoors or outdoors or both? ( Please read guidance note 4 )

	Both
--	------

Please give further details here ( Please read guidance note 5 )

	All sales of late night refreshment (outdoors) are to cease at 02:00.
--	---

Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 8)

Day	Start	Finish
Mon	00:00	05:00
	23:00	00:00
Tues	00:00	05:00
	23:00	00:00
Wed	00:00	05:00
	23:00	00:00
Thur	00:00	05:00
	23:00	00:00
Fri	00:00	05:00
	23:00	00:00
Sat	00:00	05:00
	23:00	00:00
Sun	00:00	05:00
	23:00	00:00

State any seasonal variations for the provision of late night refreshment ( Please read guidance note 6 )

--	--

Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, ( Please read guidance note 7 )

--	--

4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
5. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

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

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children ( Please read guidance note 10 )

	Not applicable
--	----------------

Guidance Notes

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

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

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

State any seasonal variations ( Please read guidance note 6 )

--	--

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, ( Please read guidance note 7 )

--	--

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

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

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

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

	Not applicable
--	----------------

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


Reason for not uploading the premises licence

--	--

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

	We have engaged in pre-application consultation with Southwark Council's Licensing Unit and the relevant authorities and will continue to engage with residents and stakeholders throughout the statutory consultation period. We have proposed additional conditions as noted above.
--	--

b) the prevention of crime and disorder

	See above
--	-----------

c) public safety

	See above
--	-----------

d) the prevention of public nuisance

	See above
--	-----------

e) the protection of children from harm

	See above
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Guidance note 11

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

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

Upload proposed plans	
Upload existing plans	

## Checklist

	I understand that I must now advertise my application. I understand that if I do not comply with the above requirements my application will be rejected.
--	---

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

I agree to the above statement

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

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

Full name	Ewen MacGregor
Date (DD/MM/YYYY)	06/07/2023
Capacity	Solicitor to Applicant

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

Full name	
Date (DD/MM/YYYY)	
Capacity	

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

Contact name and address for correspondence	Matthew May TLT LLP 1 Redcliff Street Bristol BS1 6TP
Telephone No.	██████████
If you prefer us to correspond with you by e-mail, your email address (optional)	████████████████████

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE

STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAYBE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

GUIDANCE NOTES

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

Please tick to indicate agreement

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

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

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

I agree to the above statement

	Yes
--	-----

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.

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

Once you complete form you will be redirected to payments and won't be able to return back.

The information you provide will be used fairly and lawfully and Southwark Council will not knowingly do anything which may lead to a breach of the Data Protection Act 1998.



<b>To:</b> Licensing Unit	<b>From:</b> Wesley McArthur <a href="mailto:wesley.mcarthur@southwark.gov.uk">wesley.mcarthur@southwark.gov.uk</a> 020 7525 5779 (on behalf of the Licensing Unit in its role as a responsible authority)	<b>Date:</b> 03 August 2023
<b>Subject:</b>	Representation	
<b>Act:</b>	The Licensing Act 2003 (the Act)	
<b>Premises:</b>	Ibis, 43-47 Southwark Bridge Road, London, SE1 9HH	
<b>Ref:</b>	<b>880642</b>	

We object to the grant of an application to vary a premises licence, submitted by Accor UK Economy Hotels Limited under The Licensing Act 2003 (the Act), in respect of the premises known as Ibis, 43-47 Southwark Bridge Road, London, SE1 9HH.

### **1. The extant licence –**

The extant premises licence (licence number 878133) allows for licensable activities and opening hours as follows –

#### **Films (indoors) -**

**Monday - Sunday: 00:00 – 23:29 (24-hour provision)**

#### **Live music, recorded music & performances of dance (indoors):**

**Monday – Thursday: 11:00 – 01:00**  
**Friday & Saturday: 11:00 – 02:00**  
**Sunday: 11:00 – 00:30**

#### **The sale of alcohol to be consumed on and off the premises:**

**Monday - Sunday: 11:00 – 00:00 (midnight)**

#### **Live music, recorded music & performances of dance (indoors):**

**Monday – Thursday: 23:00 – 01:00**  
**Friday & Saturday: 23:00 – 02:00**  
**Sunday: 23:00 – 00:30**

#### **The opening hours of the premises are:**

**Monday - Sunday: 00:00 – 23:29**

The premises operate as a hotel.

A copy of licence 878133 is attached as appendix A.

## **2. The variation application –**

The purpose of the variation is described in the application as follows (verbatim) –

*“To vary the hours for which the sale of late night refreshment (indoors) is permitted under the licence. The new hours shall be as follows:*

*Monday – Sunday 23:00 – 05:00*

*This shall be limited to sales to guests and residents of the hotel only.*

*To permit the sale of late night refreshment (outdoors) for the following hours:*

*Monday – Sunday 23:00 – 02:00*

*The sale of late night refreshment (outdoors) shall be subject to the following conditions:*

- There shall be no ‘walk-ins’ or collections by customers from outside of the hotel.*
- The provision of late night refreshment for consumption off the premises shall be available by home delivery only.*
- All delivery vehicles shall be instructed to make any collections from the hotel car park only.*
- All sales of late night refreshment (outdoors) are to cease at 02:00.*

*All other hours, activities and conditions currently permitted by the premises are to remain unchanged by this application.”*

## **2. The Locale**

The premises are located towards the north of Southwark Bridge Road, which is a very busy thoroughfare and close to the junction with Southwark Street, which is also a very busy thoroughfare. There are many office premises in the locale and some licensed premises. There is a high density of residential dwellings in the locale. A map of the local area is attached as appendix B. The map shows the proximity of high-density residential blocks / housing estates in the locale. Photographs showing the premises and its immediate surroundings (including residential dwellings adjacent to, and in close proximity to, the premises) are attached as appendix C.

## **3. Our objection**

According to sections 6 & 7 of this council’s statement of licensing policy 2021 – 2026 (the SoLP), the premises fall within the Borough and Bankside Cumulative Impact Area and Borough and Bankside District Town Centre.

A copy of the SoLP is available via:

[Licensing and Gambling Act policy - Southwark Council](#)

The following closing times are recommended in our SoLP in respect of the type of licensed premises located in the Borough and Bankside District Town Centre as follows –

Take-aways with late night refreshment –

Sunday – Thursday: 00:00

Friday – Saturday: 01:00

The Borough and Bankside Cumulative Impact Area *does not* apply to the above type of premises.

Our objection relates to the promotion of the prevention of public nuisance licensing objective.

The proposed operation of the premises could give rise to noise nuisance affecting local residents late at night or in the early hours of the morning. Although customers will not be permitted on the premises for collections relating to the provision of external late night refreshment, noise from delivery drivers arriving at and leaving the premises could disturb local residents.

We **do not object** to the extension of hours relating to the internal provision of late night refreshment, however we feel that the applicant has not sufficiently addressed the prevention of public nuisance objective relating to the provision of late night refreshment regarding deliveries from the premises. We recommend that the following conditions be included in any premises licence issued subsequent to this application –

- That all relevant staff shall be trained in their responsibilities under the Licensing Act 2003, the promotion of the licensing objectives and the terms and conditions of this licence. Records pertaining to such training ('the staff training logs') shall be kept at the premises, shall be updated every 6 months and shall be made immediately available to responsible authority officers on request. The training logs shall include the trainee's name (in block capitals), the trainer's name (in block capitals) and the date(s) of training and a declaration that the training has been received and understood by the trainee. If the staff training logs are a paper hardcopy then the signature of the trainee, the signature of the trainer shall be included.
- That delivery drivers will be instructed to turn their engines off when collecting orders for delivery from the premises.
- That clearly legible signage shall be prominently displayed both inside and outside the premises where it can easily be seen and read by delivery drivers advising to the effect that (a), all vehicle engines are turned off (b), that all delivery drivers behave in a quiet and orderly manner with respect to local residents (c), that delivery drivers do not use vehicle horns to attract the attention of workers at the premises or otherwise use their vehicle horns unnecessarily when approaching or leaving the premises and (d), that delivery drivers do not engage in unnecessary revving of engines on approaching or leaving the premises and locale.
- That staff shall be trained in minimising noise nuisance that may arise due to the operation of the premises regarding the preparation, provision and delivery of late night refreshment. The training shall include all of the steps that staff are expected to take to minimise the operation of the premises from causing noise nuisance. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training log at the premises.
- That clearly legible signage stating a dedicated contact telephone number for the premises shall be prominently displayed where it can easily be seen read by passers-

by at the entrance to the premises, and on any gates / railings to the rear of the premises off Maiden Lane. The signage shall state to the effect that the phone number shown can be used to contact the premises in respect of any complaints regarding the operation of the premises. Such signage shall be kept free from obstructions at all times.

- That signage shall prominently displayed where it can easily be seen and read by passersby stating to the effect that the premises do not offer a walk-in service for food collection or delivery pick-up. This is to discourage members of the public approaching the premises regarding the external provision of late night refreshment.
- That any litter caused by the operation of the premises shall be cleared away from the immediate vicinity of the premises periodically throughout operating hours, and at the end of trade, on each day that the premises are in operation.
- That all relevant staff shall be instructed to arrive at, leave and conduct themselves at the premises in a quiet and orderly manner at all times with particular care taken when staff close the external late night refreshment service at the end of trade on each day. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training log at the premises.

We recommend that the following conditions proposed in the application be amended as follows –

*“There shall be no ‘walk-ins’ or collections by customers from outside of the hotel.”*

Be amended to state –

- That there shall be no ‘walk-ins’ or collections by any persons regarding the provision of late-night refreshment at the premises. The provision of external late night refreshment shall be via delivery to customers only.

*“All delivery vehicles shall be instructed to make any collections from the hotel car park only.”*

Be amended to state –

- That all delivery vehicles regarding the provision of late night refreshment shall collect deliveries at the main entrance to the premises on Southwark Bridge Road.

<<The above condition is suggested because there are less residential properties that may be affected by deliveries from the premises on Southwark Bridge Road.>> WJM

Other conditions proposed in the application should remain as is.

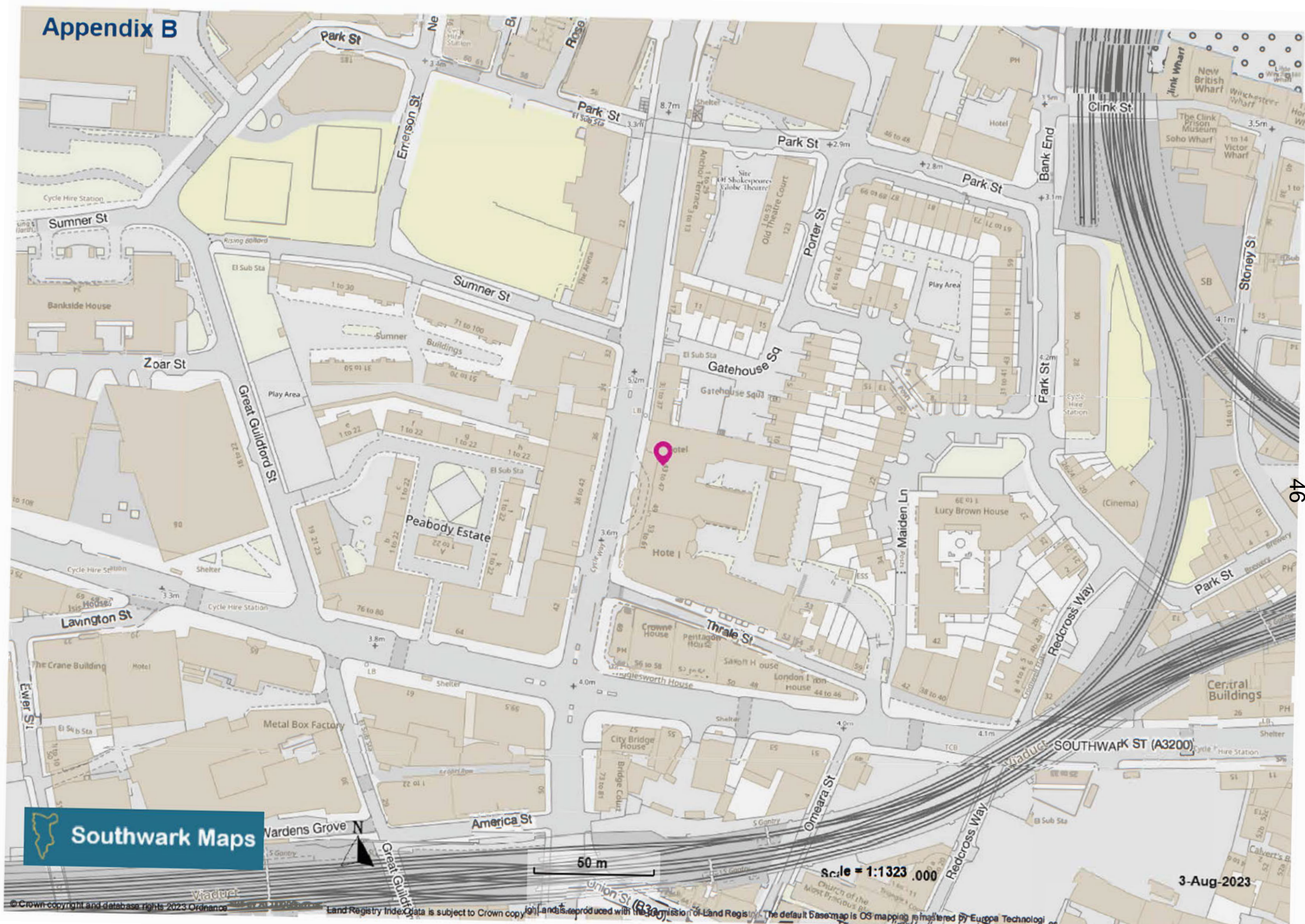
We welcome discussion with the applicant on any of the matters above, and recommend that they contact us as soon as possible should they wish to engage in such discussion.

Yours sincerely,

**Wesley McArthur**  
Principal Enforcement Officer



# Appendix B



Southwark Maps

50 m

Scale = 1:1323,000

3-Aug-2023

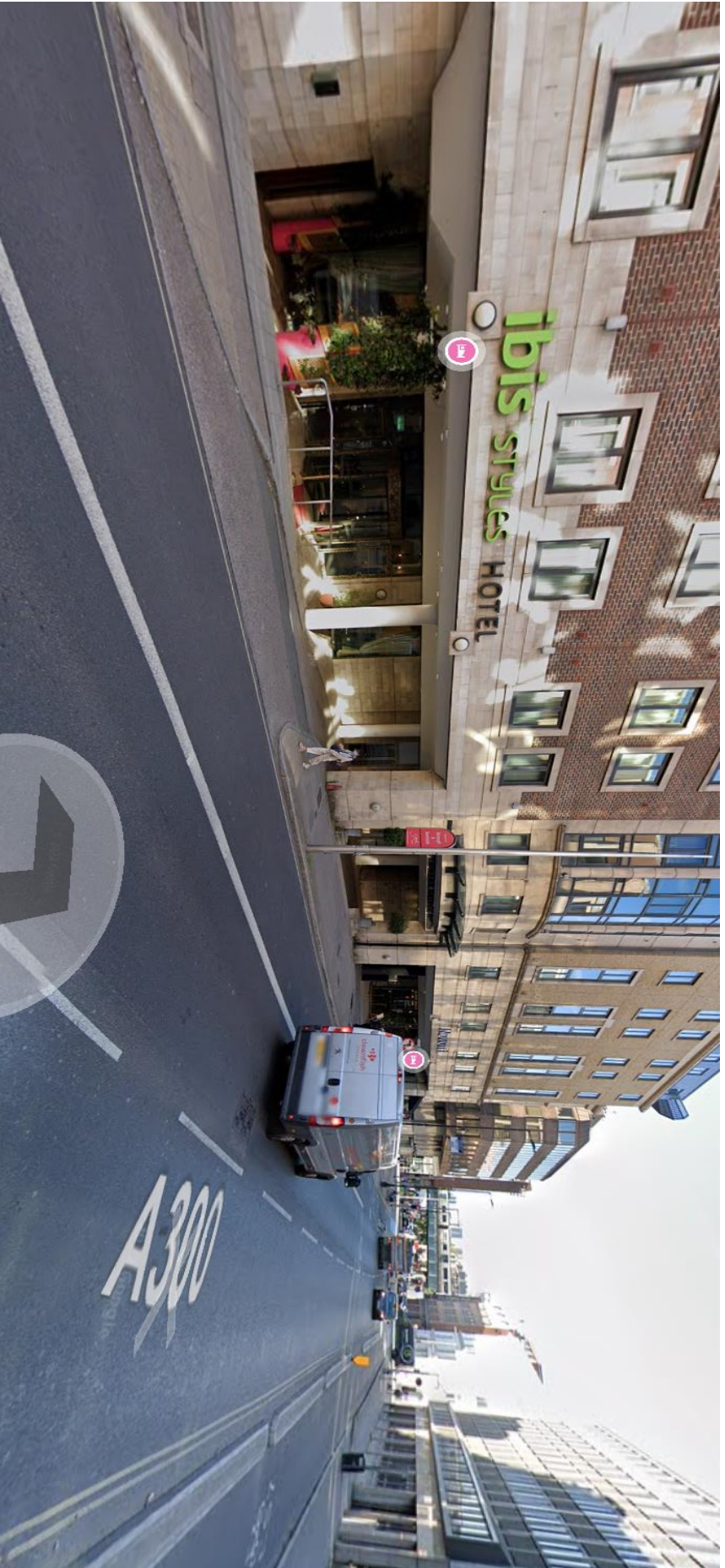


Appendix C

View facing the main entrance of the premises (looking west across Southwark Bridge Road)



View looking south down Southwark Bridge Road





View looking north along Southwark Bridge Road



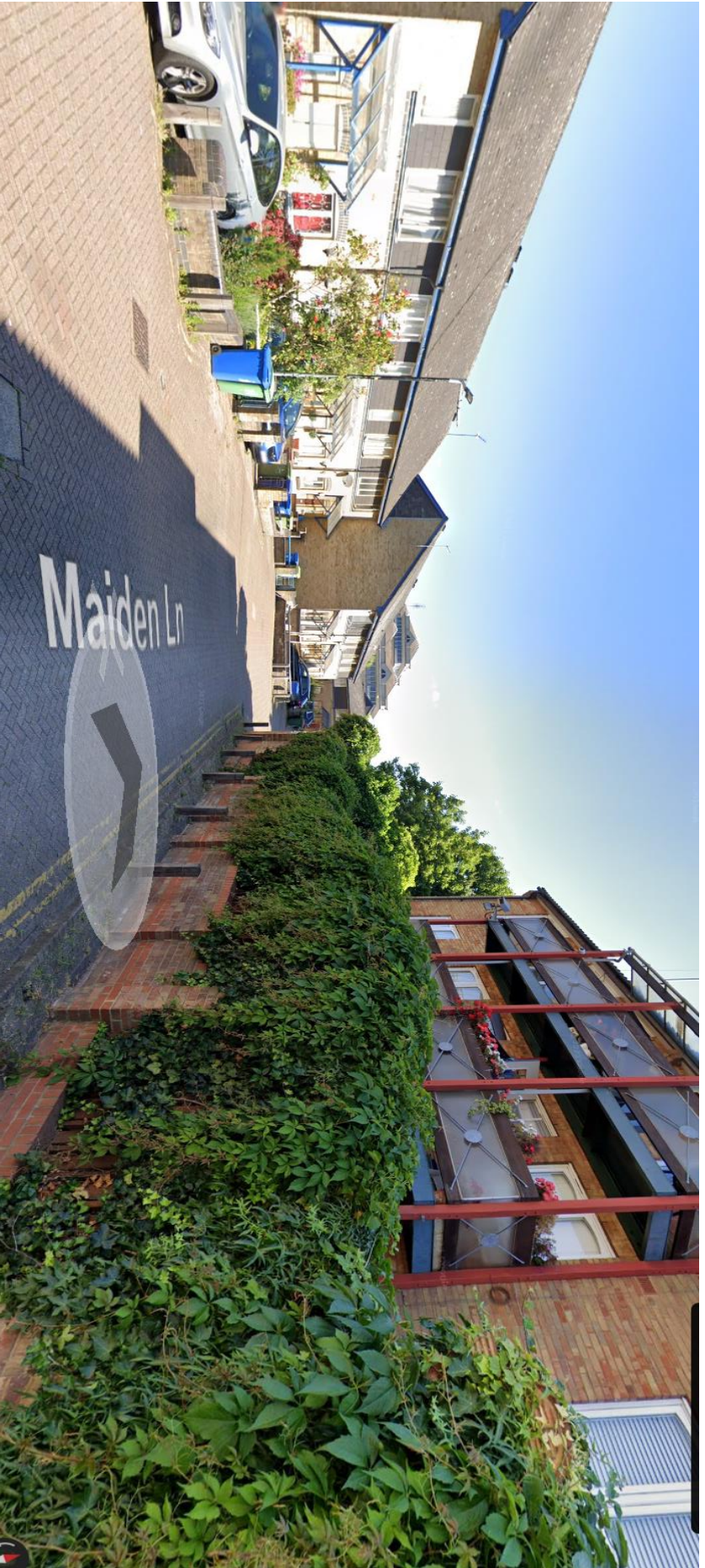


**Residential and office buildings on Thrale Street**





Residential premises on Maiden Lane











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**From:** McArthur, Wesley <[Wesley.McArthur@southwark.gov.uk](mailto:Wesley.McArthur@southwark.gov.uk)>  
**Sent:** Wednesday, August 16, 2023 11:19:39 AM  
**To:** Ewen Macgregor [REDACTED] Prickett, Mark  
<[Mark.Prickett@southwark.gov.uk](mailto:Mark.Prickett@southwark.gov.uk)>  
**Cc:** Franklin, David <[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)>  
**Subject:** RE: IBIS SOUTHWARK REF 880642 - Application for Variation of Premises licence - Late Night Refreshment

Hi Ewen,

Further to your email below, I can confirm that my representation is withdrawn.

To confirm the final list of agreed to conditions between us is as follows –

- a. That all relevant staff shall be trained in their responsibilities under the Licensing Act 2003, the promotion of the licensing objectives and the terms and conditions of this licence. Records pertaining to such training ('the staff training logs') shall be kept at the premises, shall be updated every 6 months and shall be made immediately available to responsible authority officers on request. The training logs shall include the trainee's name (in block capitals), the trainer's name (in block capitals) and the date(s) of training and a declaration that the training has been received and understood by the trainee. If the staff training logs are a paper hardcopy then the signature of the trainee, the signature of the trainer shall be included.
- b. That delivery drivers will be instructed to turn their engines off when collecting orders for delivery from the premises.
- c. That clearly legible signage shall be prominently displayed both inside and outside the premises where it can easily be seen and read by delivery drivers advising to the effect that
  - i. all vehicle engines are turned off
  - ii. that all delivery drivers behave in a quiet and orderly manner with respect to local residents
  - iii. that delivery drivers do not use vehicle horns to attract the attention of workers at the premises or otherwise use their vehicle horns unnecessarily when approaching or leaving the premises and
  - iv. that delivery drivers do not engage in unnecessary revving of engines on approaching or leaving the premises and locale.
- d. That staff shall be trained in minimising noise nuisance that may arise due to the operation of the premises regarding the preparation, provision and delivery of late night refreshment. The training shall include all of the steps that staff are expected to take to minimise the operation of the premises from causing noise nuisance. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training log at the premises.

- e. That clearly legible signage stating a dedicated contact telephone number for the premises shall be prominently displayed where it can easily be seen read by passers-by at the entrance to the premises, and on any gates / railings to the rear of the premises off Maiden Lane. The signage shall state to the effect that the phone number shown can be used to contact the premises in respect of any complaints regarding the operation of the premises. Such signage shall be kept free from obstructions at all times.
- f. That signage shall prominently displayed where it can easily be seen and read by passers-by stating to the effect that the premises do not offer a walk-in service for food collection or delivery pick-up. This is to discourage members of the public approaching the premises regarding the external provision of late night refreshment.
- g. That any litter caused by the operation of the premises shall be cleared away from the immediate vicinity of the premises periodically throughout operating hours, and at the end of trade, on each day that the premises are in operation.
- h. That all relevant staff shall be instructed to arrive at, leave and conduct themselves at the premises in a quiet and orderly manner at all times with particular care taken when staff close the external late night refreshment service at the end of trade on each day. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training log at the premises.
- i. In relation to external late night refreshment, there shall be no collections or walks in by customers. The provision of external late night refreshment shall be by delivery driver only

Regards,

**Wesley McArthur**

Principal Enforcement Officer - Licensing Unit  
London Borough of Southwark

**E-mail:** [wesley.mcarthur@southwark.gov.uk](mailto:wesley.mcarthur@southwark.gov.uk)

**General:** [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

**Phone:** 020 7525 5779

**Switchboard:** 020 7525 5000

**Website:** [www.southwark.gov.uk](http://www.southwark.gov.uk)

**Address:** Licensing, Health & Safety, Hub 1, 3rd Floor, 160 Tooley Street, SE1 2QH

**From:** Ewen Macgregor [REDACTED]

**Sent:** Wednesday, August 16, 2023 10:29 AM

**To:** McArthur, Wesley <[Wesley.McArthur@southwark.gov.uk](mailto:Wesley.McArthur@southwark.gov.uk)>; Prickett, Mark <[Mark.Prickett@southwark.gov.uk](mailto:Mark.Prickett@southwark.gov.uk)>



**Subject:** RE: IBIS SOUTHWARK REF 880642 - Application for Variation of Premises licence - Late Night Refreshment

Thanks Wesley

The principle is agreed as any LNR off the premises is by delivery only

Can I suggest a slightly revised wording which achieves the same thing but is hopefully clearer

“In relation to external LNR, there shall be no collections or walks in by customers. The provision of external LNR shall be by delivery driver only”

If this is agreed can you confirm that your rep will be withdrawn?

I look forward to hearing from you

With best wishes

Ewen Macgregor  
Partner  
For TLT LLP



[LinkedIn](#) [Twitter](#)  
[www.tlt.com](http://www.tlt.com)

The COVID relaxation allowing all premises licence holders to carry out off sales is coming to an end on 30 September 2023.

Read our article [here](#) on what you will need to do to enable your premises to carry on making off sales post 30 September 2023

**From:** McArthur, Wesley <[Wesley.McArthur@southwark.gov.uk](mailto:Wesley.McArthur@southwark.gov.uk)>

**Sent:** 16 August 2023 10:16

**To:** Ewen Macgregor < >; Prickett, Mark  
<[Mark.Prickett@southwark.gov.uk](mailto:Mark.Prickett@southwark.gov.uk)>

**Subject:** RE: IBIS SOUTHWARK REF 880642 - Application for Variation of Premises licence - Late Night Refreshment

Hi Ewen,

Thank you for your reply. I also recommended that the following condition proposed in the application be amended as follows –

*“There shall be no ‘walk-ins’ or collections by customers from outside of the hotel.”*

Be amended to state –

- That there shall be no ‘walk-ins’ or collections by any persons regarding the provision of late-night refreshment at the premises. The provision of external late night refreshment shall be via delivery to customers only.

Aside from the above your understanding of the position is correct.

Regards,

**Wesley McArthur**

Principal Enforcement Officer - Licensing Unit  
London Borough of Southwark

**E-mail:** [wesley.mcarthur@southwark.gov.uk](mailto:wesley.mcarthur@southwark.gov.uk)

**General:** [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

**Phone:** 020 7525 5779

**Switchboard:** 020 7525 5000

**Website:** [www.southwark.gov.uk](http://www.southwark.gov.uk)

**Address:** Licensing, Health & Safety, Hub 1, 3rd Floor, 160 Tooley Street, SE1 2QH

**From:** Ewen Macgregor [REDACTED]

**Sent:** Monday, August 7, 2023 1:48 PM

**To:** McArthur, Wesley <[Wesley.McArthur@southwark.gov.uk](mailto:Wesley.McArthur@southwark.gov.uk)>; Prickett, Mark <[Mark.Prickett@southwark.gov.uk](mailto:Mark.Prickett@southwark.gov.uk)>

**Subject:** IBIS SOUTHWARK REF 880642 - Application for Variation of Premises licence - Late Night Refreshment

Good afternoon Wesley

I refer to the above matter and the rep that the licensing authority has made to the application.

Firstly, thank you for confirming that the policy in relation to take aways with late night refreshment does not apply to this application or this hotel

Secondly, I am pleased to confirm that my client is happy to agree to all of the conditions that you have requested, in the event that the application (as sought) is granted

- a. That all relevant staff shall be trained in their responsibilities under the Licensing Act 2003, the promotion of the licensing objectives and the terms and conditions of this licence. Records pertaining to such training ('the staff training logs') shall be kept at the premises, shall be updated every 6 months and shall be made immediately available to responsible authority officers on request. The training logs shall include the trainee's name (in block capitals), the trainer's name (in block capitals) and the date(s) of training and a declaration that the training has been received and understood by the trainee. If the staff training logs are a paper hardcopy then the signature of the trainee, the signature of the trainer shall be included.
- b. That delivery drivers will be instructed to turn their engines off when collecting orders for delivery from the premises.
- c. That clearly legible signage shall be prominently displayed both inside and outside the premises where it can easily be seen and read by delivery drivers advising to the effect that
  - i. all vehicle engines are turned off
  - ii. that all delivery drivers behave in a quiet and orderly manner with respect to local residents
  - iii. that delivery drivers do not use vehicle horns to attract the attention of workers at the premises or otherwise use their vehicle horns unnecessarily when approaching or leaving the premises and
  - iv. that delivery drivers do not engage in unnecessary revving of engines on approaching or leaving the premises and locale.



- d. That staff shall be trained in minimising noise nuisance that may arise due to the operation of the premises regarding the preparation, provision and delivery of late night refreshment. The training shall include all of the steps that staff are expected to take to minimise the operation of the premises from causing noise nuisance. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training log at the premises.
- e. That clearly legible signage stating a dedicated contact telephone number for the premises shall be prominently displayed where it can easily be seen read by passers-by at the entrance to the premises, and on any gates / railings to the rear of the premises off Maiden Lane. The signage shall state to the effect that the phone number shown can be used to contact the premises in respect of any complaints regarding the operation of the premises. Such signage shall be kept free from obstructions at all times.
- f. That signage shall prominently displayed where it can easily be seen and read by passers-by stating to the effect that the premises do not offer a walk-in service for food collection or delivery pick-up. This is to discourage members of the public approaching the premises regarding the external provision of late night refreshment.
- g. That any litter caused by the operation of the premises shall be cleared away from the immediate vicinity of the premises periodically throughout operating hours, and at the end of trade, on each day that the premises are in operation.
- h. That all relevant staff shall be instructed to arrive at, leave and conduct themselves at the premises in a quiet and orderly manner at all times with particular care taken when staff close the external late night refreshment service at the end of trade on each day. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training log at the premises.

As highlighted in my earlier email the only area where we are not in agreement (and applies to the rep that that has been submitted by [@Prickett, Mark](#) whom I have a copied in to this email) is as follows

- That the proposed condition “All delivery vehicles shall be instructed to make any collections from the hotel car park only” be amended to state “that all delivery vehicles regarding the provision of late night refreshment shall collect deliveries at the main entrance to the premises on Southwark Bridge Road.”

If you could confirm that my understanding of the position is right?

I look forward to hearing from you.

With best wishes

Ewen Macgregor  
Partner  
For TLT LLP

**Environmental Protection Team representation****From:** Prickett, Mark <[Mark.Prickett@southwark.gov.uk](mailto:Mark.Prickett@southwark.gov.uk)>**Sent:** Thursday, August 3, 2023 3:39 PM**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>**Cc:** Ewen Macgregor [REDACTED]**Subject:** RE: Full variation of premises licence 43-47 Southwark Bridge Road

Dear Licensing,

Southwark's Environmental Protection Team (EPT) have reviewed the licence variation application for the Ibis Hotel, 43-47 Southwark Bridge Road, SE1 9HH.

The variation is proposed as follows:

- 1) *To vary the hours for which the sale of late night refreshment (indoors) is permitted under the licence. The new hours shall be as follows: Monday – Sunday 23:00 – 05:00  
This shall be limited to sales to guests and residents of the hotel only.*
- 2) *To permit the sale of late night refreshment (outdoors) for the following hours: Monday – Sunday 23:00 – 02:00  
The sale of late night refreshment (outdoors) shall be subject to the following conditions:*
  - *There shall be no 'walk-ins' or collections by customers from outside of the hotel.*
  - *The provision of late night refreshment for consumption off the premises shall be available by home delivery only.*
    - *All delivery vehicles shall be instructed to make any collections from the hotel car park only.*
    - *All sales of late night refreshment (outdoors) are to cease at 02:00.*

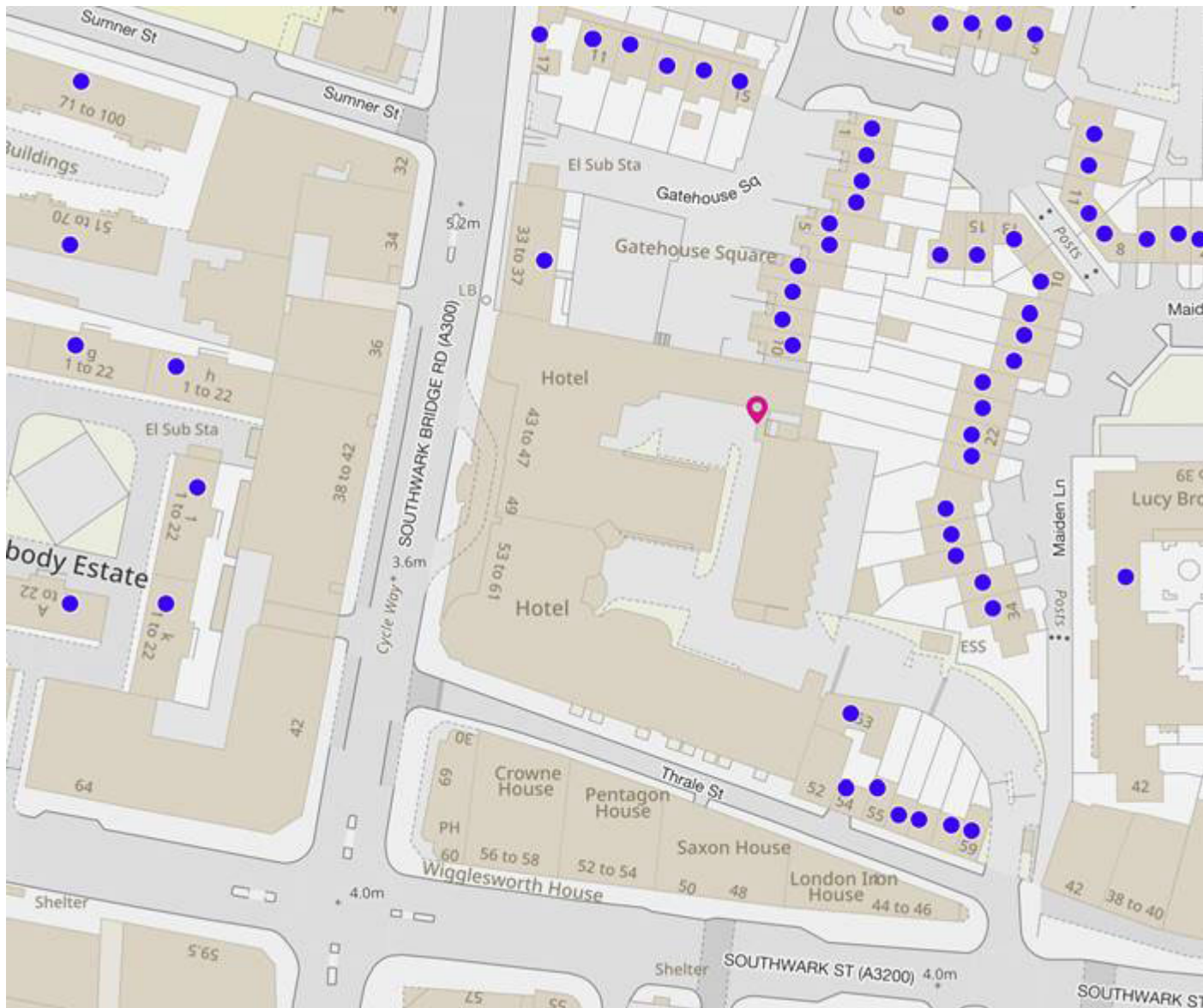
*All other hours, activities and conditions currently permitted by the premises are to remain unchanged by this application.*

EPT do not have concerns with regards to point 1. EPT raise concerns with regards to point 2 as there is potential for public nuisance to occur to neighbouring residential properties.

EPT have exchanged emails with the applicant below to gain further information with regards to the proposed variation. It has been established that there is a 'ghost' kitchen within the premises that is currently occupied by Wendy's (<https://www.just-eat.co.uk/restaurants-wendys-london-bridge-southwark>) who wish to continue to sell late night refreshment (e.g. burger & chips) via takeaway service to 2am every day of the week.

Scooters/mopeds will collect the order via the Ibis Hotel car park which is just off Thrale Street's jct with Southwark Street. Collections currently take place via this route currently, but presumably only to 23:00.

The map below shows residential properties with blue dots. There are residential properties in very close proximity to the car park entrance / exit on Thrale Street and to the north on Maiden Lane. Bedrooms are generally to the rear of the properties and therefore there will be many bedroom windows overlooking this entrance / exit route. Whilst it is noted the car park is open 24hrs a day to hotel guests, it is considered that more frequent scooter/moped movements with associated engine noise could generate noise disturbance and public nuisance after 23:00 / during night time sleeping hours through to 2am every day of the week.



Furthermore, section 6 of Southwark’s Statement of Licensing Policy 2021-2026 details the Cumulative Impact Policy Areas (CIP). This application site is within the Borough & Bankside CIP and therefore there is “an automatic presumption that such applications will be refused, however each application will be judged on its own merits”. Additionally, “it is for the Applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives”.

Table 2 on page 41 of the Licensing Policy also outlines recommended closing times for takeaways in Borough & Bankside as follows:

- Sunday to Thursday – 00:00, Friday & Saturday 01:00.

It should be noted that this application is not for traditional take-away premises which would have a frontage onto a road / street. This is for a ghost kitchen which is tucked away from surrounding roads and access is past existing residential properties. Therefore the hours recommended above are directly applicable.

## PLANNING

ERT have reviewed the planning history of the site and note that application 23/AP/0142 was submitted earlier this year for a “Certificate of lawfulness (proposed): Use of the existing hotel kitchen for use within Class E (iii)(g)”.

<https://planning.southwark.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ROOV53KBL2I00>

This application was refused on 18<sup>th</sup> April 2023. The reason for refusal was as follows: *“1. The proposal would include delivering the food away from the hotel and into the community, which does not support the primary use of the hotel or serve an ancillary function to hotel guests. There would be increased traffic movement in/out of the site, running the risk of noise impacts to nearby residential properties. As such it is deemed that the use of the hotels kitchen for deliveries would not be ancillary to the hotel and full planning permission would be required to assess its impacts.”*

The reason for refusal also noted potential noise impacts to neighbouring residents from the additional traffic movements.

## EPT summary

EPT make representation against this variation application over concerns of public nuisance occurring to neighbouring residents from the proposed activity to allow off site late night refreshment via taka-aways until 2am every day.

Kind regards,

**Mark Prickett**  
**Principal Environmental Protection Officer**

Environmental Protection Team  
 Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services, 3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX

Office address (By appointment only): Southwark Council, 160 Tooley Street, London, SE1 2QH

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Please consider the environment - do you really need to print this email?

**From:** Prickett, Mark <Mark.Prickett@southwark.gov.uk>  
**Sent:** Tuesday, August 22, 2023 4:51 PM  
**To:** Ewen Macgregor [REDACTED]  
**Cc:** Franklin, David <David.Franklin@SOUTHWARK.GOV.UK>  
**Subject:** RE: IBIS SOUTHWARK REF 880642 - Application for Variation of Premises licence - Late Night Refreshment

Dear Ewan,

My apologies for the delay to reply but the following is noted from an earlier email exchange with Wes;

*As highlighted in my earlier email the only area where we are not in agreement (and applies to the rep that that has been submitted by @Prickett, Mark whom I have copied in to this email) is as follows*

- *That the proposed condition "All delivery vehicles shall be instructed to make any collections from the hotel car park only" be amended to state "that all delivery vehicles regarding the provision of late night refreshment shall collect deliveries at the main entrance to the premises on Southwark Bridge Road."*

*If you could confirm that my understanding of the position is right?*

To confirm the Environmental Protection's concerns are still held and the objection remains / will not be withdrawn.

Kind regards

**Mark Prickett**  
**Principal Environmental Protection Officer**  
 Environmental Protection Team  
 Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services, 3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX  
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**From:** Ewen Macgregor [REDACTED]  
**Sent:** Wednesday, August 16, 2023 11:37 AM  
**To:** McArthur, Wesley <[Wesley.McArthur@southwark.gov.uk](mailto:Wesley.McArthur@southwark.gov.uk)>; Prickett, Mark <[Mark.Prickett@southwark.gov.uk](mailto:Mark.Prickett@southwark.gov.uk)>  
**Cc:** Franklin, David <[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)>  
**Subject:** Re: IBIS SOUTHWARK REF 880642 - Application for Variation of Premises licence - Late Night Refreshment

Thanks [@McArthur, Wesley](mailto:McArthur, Wesley)

[@Prickett, Mark](#) are you able to confirm that your rep is also withdrawn on the basis of the agreed conditions?

I look forward to hearing from you

Ewen

Sent from [Outlook for iOS](#)

**From:** Ewen Macgregor [REDACTED]  
**Sent:** Thursday, August 3, 2023 2:17 PM  
**To:** Prickett, Mark <[Mark.Prickett@southwark.gov.uk](mailto:Mark.Prickett@southwark.gov.uk)>; [REDACTED]  
**Subject:** RE: Full variation of premises licence 43-47 Southwark Bridge Road

Mark

I am taking instructions on his and will come back to you asap

Ewen Macgregor  
Partner  
For TLT LLP

**From:** Prickett, Mark <[Mark.Prickett@southwark.gov.uk](mailto:Mark.Prickett@southwark.gov.uk)>  
**Sent:** 02 August 2023 12:00  
**To:** Ewen Macgregor [REDACTED]  
**Subject:** RE: Full variation of premises licence 43-47 Southwark Bridge Road

Good morning Ewen,

Thank you for the further information provided.

Can you please elaborate on what further noise issues could be created when using the front layby? This layby is just off a the busy A300 where drivers would pull under the covered layby. This would appear to be have much less noise impact than travelling round the back. Doing so requires moped drivers (with generally noisier engines than cars) to slow down at the barrier, accelerate off, to slow down over speed bumps and accelerate off again. All within close proximity to rear residential bedrooms for the Thrale St properties as well as those in close proximity to the north on Maiden Lane. It is the Environmental Protection Team's view that collecting via the front from would prevent public nuisance.

This also avoids any driver potentially driving up or down Thrale Street also.

Kind regards,

**Mark Prickett**  
**Principal Environmental Protection Officer**  
Environmental Protection Team  
Tel: 020 7525 0023



Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,  
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX  
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,  
SE1 2QH

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**From:** Ewen Macgregor [REDACTED]  
**Sent:** Tuesday, August 1, 2023 3:46 PM  
**To:** Prickett, Mark <[Mark.Prickett@southwark.gov.uk](mailto:Mark.Prickett@southwark.gov.uk)>; [REDACTED]  
**Subject:** Full variation of premises licence 43-47 Southwark Bridge Road

Good afternoon Mark

I have now had an opportunity of speaking my clients in connection with access to the car park, and the possible use of the lay-by to the front of the premises referred to in your email of the 20 July 2023.

My clients preference remains that all deliveries would be picked up from the car park to the rear of the hotel (it should be noted that the hotel car park is currently open to members of the public 24 hours a day). My clients are confident that they can do this in a manner consistent with the licensing objectives.

Whilst my clients did consider using the layby which sits in front of the Novotel a decision was taken that this may create more issues than the proposed style of operation

Thrale Street is a one way street (one cannot, for example, turn off Southwark Bridge Road and down Thrale Street to access the hotel car park).

Having entered the hotel car park the kitchen can be directly accessed by riders (as it currently is) from the car park, providing a secure access and pick up point.

I should add that on receipt of an order, riders are sent instruction on where orders can be picked up from. In the event that the variation application is granted, my client will adapt this with a further instruction that Thrale Street should not be used as either an access or egress route to and from the hotel.

My clients will keep the access arrangements to the hotel, by riders, under review,. If it transpires that pick-ups from the hotel car park do indeed give rise to the issues of noise nuisance then my clients will of course review their management procedures and adapt these as appropriate.

I hope that this is helpful.

If you require any further information please do not hesitate to get in touch

I look forward to hearing from you.

With best wishes

Ewen Macgregor  
Partner

[REDACTED]

[REDACTED]  
[LinkedIn](#) [Twitter](#)  
[www.tlt.com](http://www.tlt.com)

The COVID relaxation allowing all premises licence holders to carry out off sales is coming to an end on 30 September 2023.

Read our article [here](#) on what you will need to do to enable your premises to carry on making off sales post 30 September 2023

**From:** Ewen Macgregor  
**Sent:** 31 July 2023 14:54  
**To:** Prickett, Mark <[Mark.Prickett@southwark.gov.uk](mailto:Mark.Prickett@southwark.gov.uk)>; [REDACTED]  
**Subject:** RE: Full variation of premises licence 43-47 Southwark Bridge Road

Mark

Your ears must have been burning as I was about to send you an email!

On the menu see links below

**Menu:** <https://accor.getreef.com/ibis-styles-southwark?locale=en>

Also attached below is a link to the current food hygiene rating

**FSA Link:** <https://ratings.food.gov.uk/business/en-GB/1048146/ibis-styles-southwark-Southwark-Bridge-Road>

I have a call with my client tomorrow on the delivery point following which I hope to be able to come back to you

With best wishes

Ewen Macgregor  
Partner  
For TLT LLP

[REDACTED]  
[LinkedIn](#) [Twitter](#)  
[www.tlt.com](http://www.tlt.com)

The COVID relaxation allowing all premises licence holders to carry out off sales is coming to an end on 30 September 2023.

Read our article [here](#) on what you will need to do to enable your premises to carry on making off sales post 30 September 2023

**From:** Prickett, Mark <[Mark.Prickett@southwark.gov.uk](mailto:Mark.Prickett@southwark.gov.uk)>  
**Sent:** 31 July 2023 14:48  
**To:** Ewen Macgregor [REDACTED]  
**Subject:** RE: Full variation of premises licence 43-47 Southwark Bridge Road

Dear Ewen,



Please advise if you've received further information with regards to outstanding matters.

I'm aware the last date for objection for the application is this Thursday 3<sup>rd</sup> Aug.

Kind regards

**Mark Prickett**  
**Principal Environmental Protection Officer**  
 Environmental Protection Team  
 Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services, 3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX  
 Office address (By appointment only): Southwark Council, 160 Tooley Street, London, SE1 2QH

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**From:** Ewen Macgregor [REDACTED] >  
**Sent:** Friday, July 21, 2023 8:35 AM  
**To:** [REDACTED] Prickett, Mark <[Mark.Prickett@southwark.gov.uk](mailto:Mark.Prickett@southwark.gov.uk)>  
**Subject:** Full variation of premises licence 43-47 Southwark Bridge Road

Good morning Mark

Thank you for your email

The application for late night refreshment "outdoors" is to enable the premises to do a home delivery food service.

There is no intention that non residents would be able to attend the hotel to purchase hot food and drink and consume in the immediate vicinity (as one might be able to do with a more traditional takeaway/fast food restaurant), hence the offer of a condition that there be no "walk ins". The premises to this extent would effectively operate as a dark kitchen with any sales "outdoors" being sold exclusively through delivery.

On the following questions you have asked I am seeking instructions

- What food will be for delivery out of interest?
- Access to the hotel car park goes past residential properties on Thrale Street. Is it possible to use the layby on Southwark Bridge Road instead, or is this only for Novotel use?

I will come back to you when I have an answer to these

With best wishes

Ewen Macgregor  
 Partner  
 For TLT LLP

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[www.tlt.com](http://www.tlt.com)

Draft regulations which seek to extend the Pavement Licence regime through to the end of September 2024 have been published.

A copy of the draft regulations can be found [here](#)

Updates will be provided as the Regulations work their way through Parliament

**From:** Prickett, Mark <[Mark.Prickett@southwark.gov.uk](mailto:Mark.Prickett@southwark.gov.uk)>

**Sent:** 20 July 2023 15:28

**To:** Matthew May

**Subject:** FW: Full variation of premises licence 43-47 Southwark Bridge Road

Dear Matthew,

Southwark's Environmental Protection Team (EPT) have reviewed the variation application for the Ibis Hotel, 43-47 Southwark Bridge Road.

Can you please elaborate on the bolded proposed changes sought?

To vary the hours for which the sale of late night refreshment (indoors) is permitted under the licence. The new hours shall be as follows:

Monday – Sunday 23:00 – 05:00

This shall be limited to sales to guests and residents of the hotel only.

**To permit the sale of late night refreshment (outdoors) for the following hours:**

**Monday – Sunday 23:00 – 02:00**

**The sale of late night refreshment (outdoors) shall be subject to the following conditions:**

- **There shall be no 'walk-ins' or collections by customers from outside of the hotel.**
- **The provision of late night refreshment for consumption off the premises shall be available by home delivery only.**
- **All delivery vehicles shall be instructed to make any collections from the hotel car park only.**
- **All sales of late night refreshment (outdoors) are to cease at 02:00.**

All other hours, activities and conditions currently permitted by the premises are to remain unchanged by this application.

The late night sale of alcohol does not generate major concerns.

The proposal for late night refreshment does generate some concerns. When it states 'outdoors', does this mean off-site? Rather than guests eating hot food / drinking hot drinks in an external area connected to the hotel? If both then please do advise / explain further.

Furthermore, have you a new food business within the hotel looking to do delivery service? What food will be for delivery out of interest?

Access to the hotel car park goes past residential properties on Thrale Street. Is it possible to use the layby on Southwark Bridge Road instead, or is this only for Novotel use?

Kind regards

**Mark Prickett**  
**Principal Environmental Protection Officer**  
Environmental Protection Team  
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services,  
3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX  
Office address (By appointment only): Southwark Council, 160 Tooley Street, London,  
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**From:** Watson, Cllr David <[CllrDavid.Watson@southwark.gov.uk](mailto:CllrDavid.Watson@southwark.gov.uk)>  
**Sent:** Friday, July 14, 2023 7:55 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>; Chamberlain, Cllr Victor  
[REDACTED] Franklin, David  
<[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)>; Von Wiese, Cllr Irina  
[REDACTED]  
**Subject:** RE: Full variation of premises licence 43-47 Southwark Bridge Road

Dear licensing team,

I wish to object to this license variation application.

Borough and Bankside ward is in a cumulative impact policy area because of the alcohol related crime and disorder statistics for the area, and the alcohol related hospital admissions data. The extended hours would impact negatively on efforts to prevent crime and disorder, public nuisance and protect public safety. The extension requested would also place the licenced hours well outside of those set out in the Southwark statement of licensing policy.

Therefore, this application should be refused.

Many thanks,

David

Councillor David Watson  
Liberal Democrat Councillor for Borough & Bankside Ward  
Twitter: [@DavidWatsonLD](https://twitter.com/DavidWatsonLD)

From: [REDACTED]  
Sent: Friday, August 4, 2023 8:11 PM  
To: Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
Subject: Ibis Styles of London Southwark, 43 to 47 Southwark Bridge Road, London SE1 9HH

Dear Licensing Authority

I am the occupier and freehold owner of [REDACTED] Thrale Street, London SE1 [REDACTED]

I write to object to the licensing application by the above-named person to permit the sale of late night refreshment (outdoors) seven days per week between 23:00 hours and 02:00 hours.

Thrale Street is a residential street and a conservation area.

Licensing outdoor late night drinking at the end of the road will inevitably cause increased noise and disturbance. No safeguards have been proposed which would eliminate or mitigate this.

Further, most of the properties on Thrale street, including mine (No. [REDACTED]) are Grade II Listed. We are not permitted to install double glazing or take other measures which would mitigate the effect of increased street noise.

Finally, since this is a conservation area, Southwark Council should be striving to preserve or enhance its character. Granting this licences will damage the character of the area.

For all these reasons, the license should be refused.

I would be delighted to make further written representations, or to attend the Authority's deliberations or any public enquiry, to make oral representations.

With best regards,

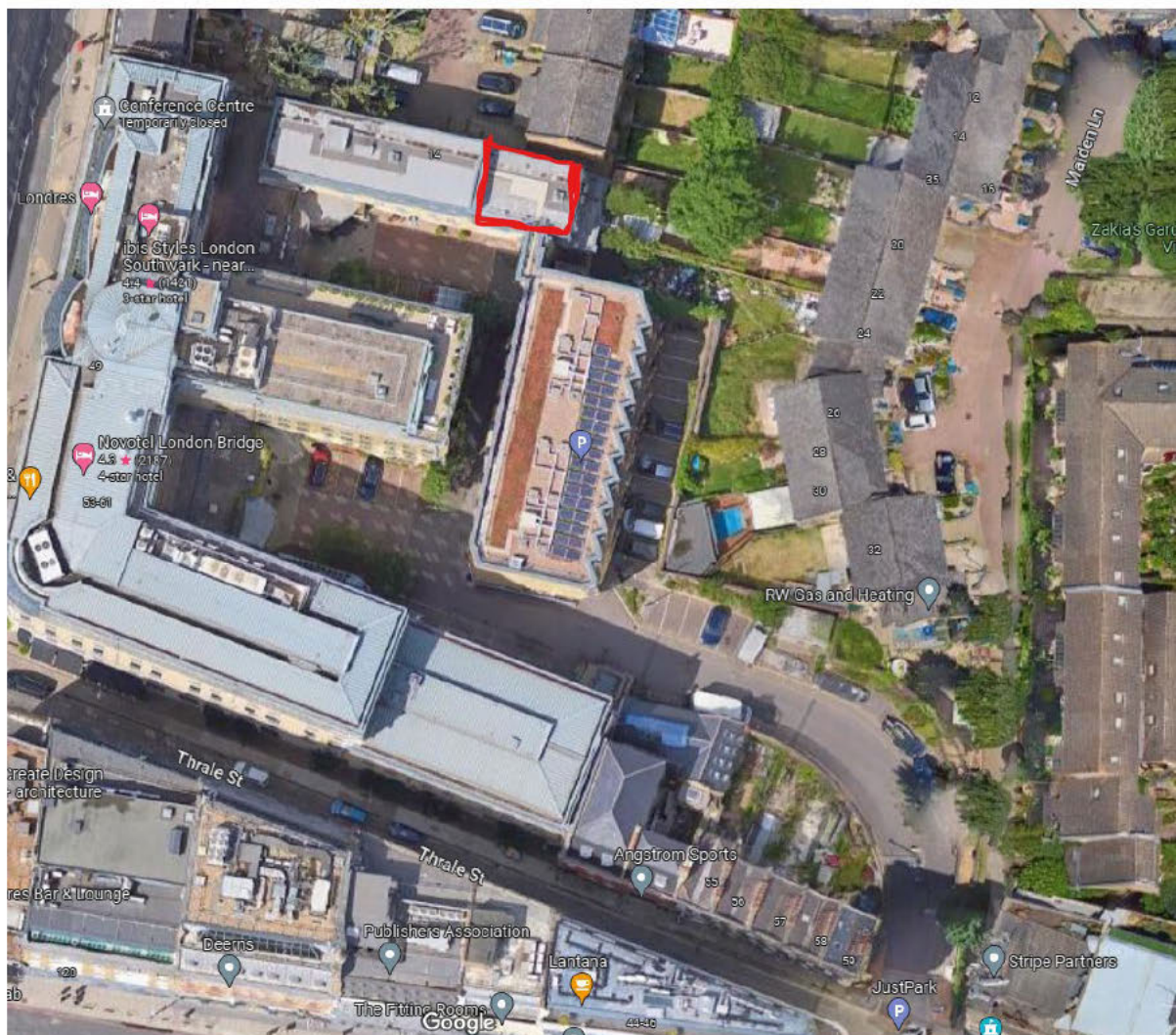
[REDACTED]



From: Ewen Macgregor <[REDACTED]>  
Sent: Monday, August 21, 2023 12:34 PM  
To: [REDACTED]  
Cc: Franklin, David <David.Franklin@SOUTHWARK.GOV.UK>  
Subject: RE: IBIS Hotel 43-47 Southwark Bridge Road - Variation to Premises Licence

Good morning [REDACTED]

Following my earlier email please see attached a plan showing the location of the kitchen outlined in red



If I can be of any further assistance please do let me know.

With best wishes

Ewen Macgregor  
Partner  
For TLT LLP

[REDACTED]  
[LinkedIn](#) [Twitter](#)

[www.tlt.com](http://www.tlt.com)

The COVID relaxation allowing all premises licence holders to carry out off sales is coming to an end on 30 September 2023.

Read our article [here](#) on what you will need to do to enable your premises to carry on making off sales post 30 September 2023

**From:** Ewen Macgregor

**Sent:** 21 August 2023 07:47

**To:** [REDACTED]

**Cc:** Franklin, David <[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)>

**Subject:** IBIS Hotel 43-47 Southwark Bridge Road - Variation to Premises Licence

Dear [REDACTED]

Thank you for your email. I have forwarded on your comments to my client (having redacted your mobile number/email address) and will come back to you with any comments/observations that they may have on the points that you make, and any further steps that they can take to mitigate against the concerns that you have raised.

The agreement with the licensing authority was reached last Wednesday 16 August

I have asked my clients to provide me with a plan showing the location of the kitchen. If it assists, it is the existing hotel kitchen and no new kitchen is being constructed

With best wishes

Ewen Macgregor

Partner

For TLT LLP

[REDACTED]

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[www.tlt.com](http://www.tlt.com)

The COVID relaxation allowing all premises licence holders to carry out off sales is coming to an end on 30 September 2023.

Read our article [here](#) on what you will need to do to enable your premises to carry on making off sales post 30 September 2023

**From:** [REDACTED]

**Sent:** 20 August 2023 12:08

**To:** Ewen Macgregor <[REDACTED]>



Cc: Franklin, David <[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)>

Subject: Re: IBIS Hotel 43-47 Southwark Bridge Road - Variation to Premises Licence

Dear Ewen

Thank you for your two emails of last week, which were passed to me by David Franklin, Principal Licensing Officer of Southwark Council in accordance with your request to him.

I thought it would make life easier if I was to respond on the same thread, copying David, as he asked.

I am very grateful for the clarification of the license application which you provided in your two emails. I note the agreement reached with the Licensing Authority. I would be grateful if you would let me know when that agreement was reached. I would also be grateful if you would clarify the location (or proposed location if it is not yet in constructed or in operation) of the "multi use kitchen".

However, I maintain my objection to the variation of the licence on the following grounds:

1. I am the [REDACTED] and [REDACTED] of [REDACTED] Thrale Street, SE1 [REDACTED]. That property is [REDACTED] to the entrance to the car park which it is proposed will be the point of ingress and egress for the purposes of late night sales of food and beverage for home delivery. As you note, the car park is barrier operated.
2. [REDACTED] Thrale Street is [REDACTED] of a short terrace of residential properties, all backing onto the car park, all of which are Grade II listed and form part of the Thrale Street Conservation Area.
3. At present, movements into and out of the car park at night are infrequent. If, as no doubt your clients hope and expect, the proposed business is successful, the number of movements between 23:00 and 02:00 hours will increase very significantly.
4. This would not be appropriate in what is a residential street, nor would it preserve or enhance the character of the Conservation Area. The listed nature of the residential terrace means that it is at least highly unlikely that residents will be able to take steps to mitigate increased noise levels coming from the car park at night. Inevitably there would be more light pollution from headlamps, and sound pollution from engines and from human voices.
5. The use of the barriers is itself a source of additional intrusive noise, not least when for whatever reason, they fail properly to operate. A speaker system then operates between barrier and hotel, employing buzzers and alarms, as well as amplified human voices before the barrier is then remotely operated.
6. Users of the car park for the purposes of home deliveries will not all behave in a way such as to avoid impact on the Thrale Street residents. I recently witnessed a user of the car park (who was in fact a delivery driver) urinating against the wall at the back of the carpark late at night. Similar incidents are bound to increase.

For all of the reasons set out above, I maintain my objection to the grant of the variation of the licence in the terms sought.



I would of course be delighted to have a telephone discussion. My mobile number is [REDACTED]. However, although I will approach any discussion with an open mind, I am doubtful of our ability to make progress. Southwark, and Borough in particular, is a wonderful vibrant area which owes much to the many successful business which currently thrive here. But developments, licenses, and changes of use must to be sensitive to the needs of the area's residents and to its character. I am happy to support a proposal which does that but I do not see how the current application, even with additional conditions, could do so.

With best wishes to you and, by copy, to David,

[REDACTED]

On 17 Aug 2023, at 10:37, Franklin, David  
<[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)> wrote:

Dear [REDACTED]

Ewen from the applicants' solicitors has send the email below with additional information, please read this as well before responding.

Kind regards

David

David Franklin  
Principal Licensing Officer  
Regulatory Services  
Southwark Council

**From:** Ewen Macgregor [REDACTED] >  
**Sent:** Thursday, August 17, 2023 10:34 AM  
**To:** Franklin, David <[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)>  
**Subject:** IBIS Hotel 43-47 Southwark Bridge Road - Variation to Premises Licence

David

Thanks for your email

Could I ask that you send the below on to the residential representor so that they have the up to date position – and confirm to me when sent?

With many thanks for your assistance

Good morning

I thought it would be helpful to provide a follow up to my earlier email

We have now agreed the following conditions with the Licensing Authority (in their role as a responsible authority) and as a consequence they have withdrawn their representation to this application. In the event that the application is granted these conditions will be added to the licence

- a. That all relevant staff shall be trained in their responsibilities under the Licensing Act 2003, the promotion of the licensing objectives and the terms and conditions of this licence. Records pertaining to such training ('The staff training logs') shall be kept at the premises, shall be updated every 6 months and shall be made immediately available to responsible authority officers on request. The training logs shall include the trainee's name (in block capitals), the trainer's name (in block capitals) and the date(s) of training and a declaration that the training has been received and understood by the trainee. If the staff training logs are a paper hardcopy then the signature of the trainee, the signature of the trainer shall be included.
- b. That delivery drivers will be instructed to turn their engines off when collecting orders for delivery from the premises.
- c. That clearly legible signage shall be prominently displayed both inside and outside the premises where it can easily be seen and read by delivery drivers advising to the effect that
  - i. all vehicle engines are turned off
  - ii. that all delivery drivers behave in a quiet and orderly manner with respect to local residents
  - iii. that delivery drivers do not use vehicle horns to attract the attention of workers at the premises or otherwise use their vehicle horns unnecessarily when approaching or leaving the premises and
  - iv. that delivery drivers do not engage in unnecessary revving of engines on approaching or leaving the premises and locale.
- d. That staff shall be trained in minimising noise nuisance that may arise due to the operation of the premises regarding the preparation, provision and delivery of late night refreshment. The training shall include all of the steps that staff are expected to take to minimise the operation of the premises from causing noise nuisance. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training log at the premises.
- e. That clearly legible signage stating a dedicated contact telephone number for the premises shall be prominently displayed where it can easily be seen read by passers-by at the entrance to the premises, and on any gates / railings to the rear of the premises off Maiden Lane. The signage shall state to the effect that the phone number shown can be used to contact the premises in respect of any complaints regarding the operation of the premises. Such signage shall be kept free from obstructions at all times.
- f. That signage shall prominently displayed where it can easily be seen and read by passers-by stating to the effect that the premises do not offer a walk-in service for

food collection or delivery pick-up. This is to discourage members of the public approaching the premises regarding the external provision of late night refreshment.

- g. That any litter caused by the operation of the premises shall be cleared away from the immediate vicinity of the premises periodically throughout operating hours, and at the end of trade, on each day that the premises are in operation.
- h. That all relevant staff shall be instructed to arrive at, leave and conduct themselves at the premises in a quiet and orderly manner at all times with particular care taken when staff close the external late night refreshment service at the end of trade on each day. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training log at the premises.
- i. In relation to external late night refreshment, there shall be no collections or walks in by customers. The provision of external late night refreshment shall be by delivery driver only

If you wish to discuss please give me a call – mobile number below is best

I look forward to hearing from you.

With best wishes

Ewen Macgregor  
Partner  
For TLT LLP



[LinkedIn](#) [Twitter](#)  
[www.tlt.com](http://www.tlt.com)

The COVID relaxation allowing all premises licence holders to carry out off sales is coming to an end on 30 September 2023.

Read our article [here](#) on what you will need to do to enable your premises to carry on making off sales post 30 September 2023

**From:** Franklin, David <[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)>

**Sent:** 16 August 2023 12:08

**To:** Ewen Macgregor <>

**Subject:** RE: IBIS Hotel 43-47 Southwark Bridge Road - Variation to Premises Licence

Done, hope you get a positive response.

David

David Franklin

Principal Licensing Officer  
Regulatory Services  
Southwark Council

**From:** Ewen Macgregor [REDACTED]  
**Sent:** Wednesday, August 16, 2023 10:11 AM  
**To:** Franklin, David <[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)>  
**Subject:** IBIS Hotel 43-47 Southwark Bridge Road - Variation to Premises Licence

David

Could I ask that the email below is sent to the residential representor. I am happy for them to contact me direct if they wish

If you could let me know when the email has been sent.

Many thanks for your assistance

Good morning

By way of introduction I am representing the operators of the above hotel who have submitted an application for variation to their premises licence. The Licensing Department at the council has forwarded to me a copy of the representation that you have submitted to the application.

I thought that to would be helpful if I were to set out the background and context of the application, which may address the concerns that you have, and to see if, on the basis of the information below, you are able to re-consider your position. Can I say at the outset that there is NO intention to licence late night drinking at the end of Thrale Street, nor does the application seek to vary the current permitted hours for the sale of alcohol. The sole purpose of the application is to facilitate the provision of late night refreshment (sale of hot food and drink), the details of which are set out below

## **Background**

Accor operate the Ibis and Novotel on Southwark Bridge Road. To the rear of the hotels is a car park, which you are no doubt familiar with, access to which is barrier controlled. The car park is covered by CCTV

The application relates to the Ibis Hotel and seeks to vary the current permitted hours for the provision of late night refreshment (**LNR**), for both residents and non-residents. Can I make it clear from the outset that in so far as non-residents are concerned my clients do NOT seek a permission to allow for walks – ins (no customers will be coming to the premises to collect any late night refreshment, and so any customer issues that usually be associated with take aways will not arise.

In so far as non-residents are concerned my client intends to operate a multi-use kitchen (operated by a third party who have entered in to an agreement with my client) so any late night refreshment will be by way of home delivery only.

## The Application

The existing premises licence currently permits the provision for late night refreshment as follows

Late Night Refreshment – Indoors (in essence to residents and guests for the hotel)

Monday	23:00 - 01 :00
Tuesday	23:00 - 01 :00
Wednesday	23:00 - 01 :00
Thursday	23:00 - 01 :00
Friday	23:00 - 02:00
Saturday	23:00 - 02:00
Sunday	23:00 - 00:30

The application falls in two parts

1. To vary the licence so as to permit LNR to residents and guests for the hotel from 2300 to 0500 on each day of the week
2. To permit the sale of LNR to non-residents and guests of the hotel as follows
  - On each day of the week from 2300 to 0200 the morning following

The provision of LNR to non-residents of the hotel would be subject to the following conditions:

- There shall be no 'walk-ins' or collections by customers from outside of the hotel
- The provision of late night refreshment for consumption off the premises shall be available by home delivery only
- All delivery vehicles shall be instructed to make any collections from the hotel car park only (**instructions will be given to delivery drivers about the collection point**)

A link to the proposed menu can be found here **Menu:** <https://accor.getreef.com/ibis-styles-southwark?locale=en>

In the course of the consultation process my client has agreed that the in the event that the application is granted, the following additional conditions be attached to the licence and I can confirm that these have all been agreed

- a. That all relevant staff shall be trained in their responsibilities under the Licensing Act 2003, the promotion of the licensing objectives and the terms and conditions of this licence. Records pertaining to such training ('the staff training logs') shall be kept at the premises, shall be updated every 6 months and shall be made immediately available to responsible authority officers on request. The training logs shall include

the trainee's name (in block capitals), the trainer's name (in block capitals) and the date(s) of training and a declaration that the training has been received and understood by the trainee. If the staff training logs are a paper hardcopy then the signature of the trainee, the signature of the trainer shall be included.

- b. That delivery drivers will be instructed to turn their engines off when collecting orders for delivery from the premises.
- c. That clearly legible signage shall be prominently displayed both inside and outside the premises where it can easily be seen and read by delivery drivers advising to the effect that
  - all vehicle engines are turned off
  - that all delivery drivers behave in a quiet and orderly manner with respect to local residents
  - that delivery drivers do not use vehicle horns to attract the attention of workers at the premises or otherwise use their vehicle horns unnecessarily when approaching or leaving the premises and
  - that delivery drivers do not engage in unnecessary revving of engines on approaching or leaving the premises and locale.
- d. That staff shall be trained in minimising noise nuisance that may arise due to the operation of the premises regarding the preparation, provision and delivery of late night refreshment. The training shall include all of the steps that staff are expected to take to minimise the operation of the premises from causing noise nuisance. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training log at the premises.
- e. That clearly legible signage stating a dedicated contact telephone number for the premises shall be prominently displayed where it can easily be seen read by passers-by at the entrance to the premises, and on any gates / railings to the rear of the premises off Maiden Lane. The signage shall state to the effect that the phone number shown can be used to contact the premises in respect of any complaints regarding the operation of the premises. Such signage shall be kept free from obstructions at all times.
- f. That signage shall prominently displayed where it can easily be seen and read by passers-by stating to the effect that the premises do not offer a walk-in service for food collection or delivery pick-up. This is to discourage members of the public approaching the premises regarding the external provision of late night refreshment.
- g. That any litter caused by the operation of the premises shall be cleared away from the immediate vicinity of the premises periodically throughout operating hours, and at the end of trade, on each day that the premises are in operation.



- h. That all relevant staff shall be instructed to arrive at, leave and conduct themselves at the premises in a quiet and orderly manner at all times with particular care taken when staff close the external late night refreshment service at the end of trade on each day. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training log at the premises.

I am waiting to hear back from the licensing authority and the EHO whether, or the basis of the above, their representations will be withdrawn

### **Summary**

Given the limited nature of the proposed operation, and the control measures that they intend to put in place, supplemented by the additional conditions that they have agreed with the licensing authority, they are confident that they can operate the proposed LNR offer in a manner that is consistent with the licensing objectives.

On the basis of the above I would be grateful you could please confirm whether or not you are able to reconsider your position. My client would of course be happy to consider any additional appropriate conditions that you may have in mind

If you do wish to discuss this matter with me my contact details are below – mobile number is best.

I look forward to hearing from you.

With best wishes

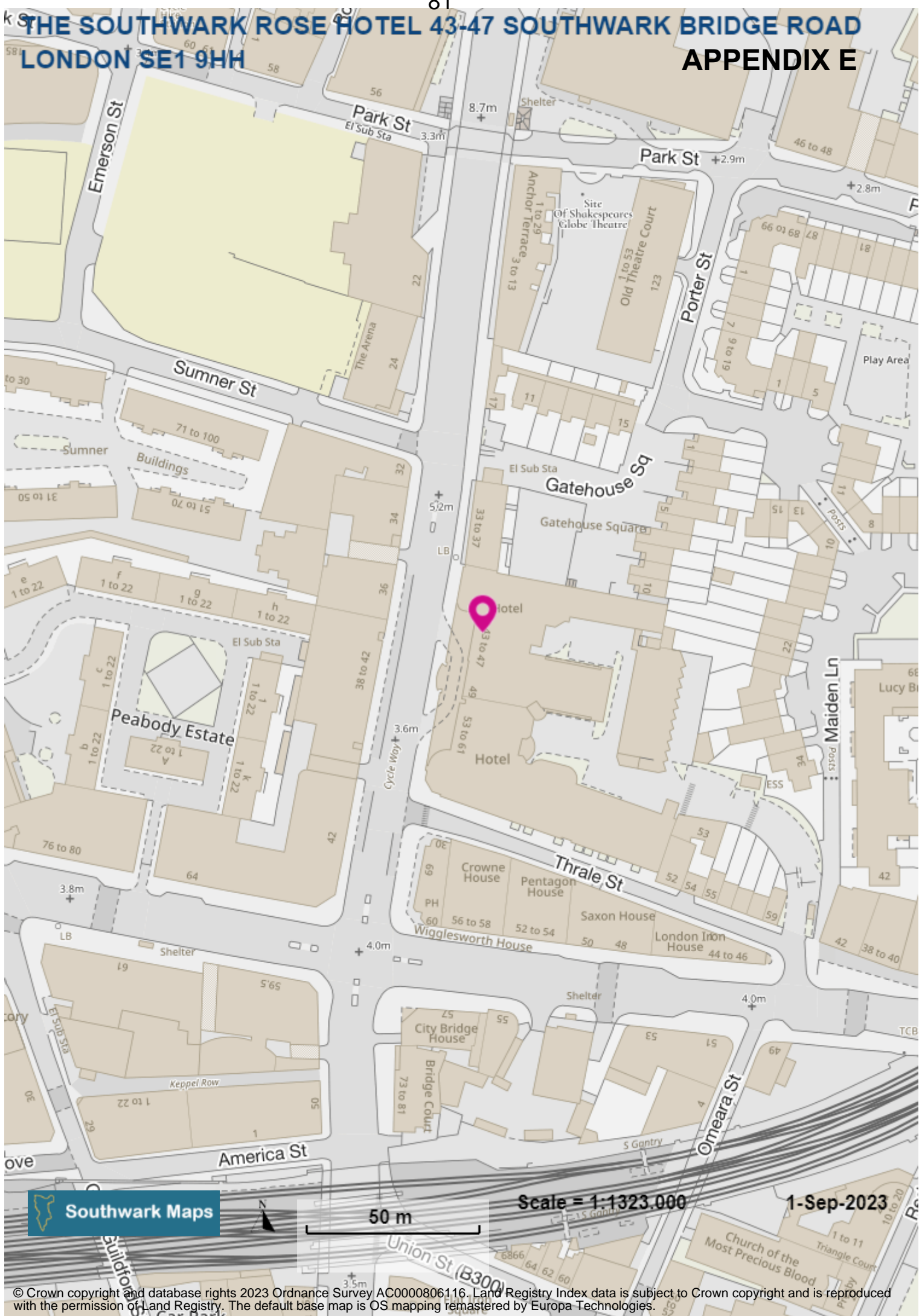
Ewen Macgregor  
Partner  
For TLT LLP



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# THE SOUTHWARK ROSE HOTEL 43-47 SOUTHWARK BRIDGE ROAD LONDON SE1 9HH APPENDIX E



Southwark Maps

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Scale = 1:1323,000

1-Sep-2023

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