

Licensing Sub-Committee

Thursday 28 September 2023

10.00 am

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Renata Hamvas (Chair)
Councillor Sunny Lambe
Councillor Margy Newens

Reserves

Councillor Barrie Hargrove

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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Contact

Andrew Weir by email:

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 19 September 2023



Licensing Sub-Committee

Thursday 28 September 2023
10.00 am

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
1.	APOLOGIES	
	To receive any apologies for absence.	
1.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	LICENSING ACT 2003: TWO BRIDGES, 186 TOOLEY STREET, LONDON SE1 2TZ	1 - 51
	ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.	

PART B - CLOSED BUSINESS

EXCLUSION OF PRESS AND PUBLIC

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

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

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

Date: 19 September 2023

Agenda Item 5

Item No. 5.	Classification: Open	Date: 28 September 2023	Meeting Name: Licensing Sub-Committee
Report title:		Licensing Act 2003: Two Bridges, 186 Tooley Street, London SE1 2TZ	
Ward(s) or groups affected:		London Bridge and West Bermondsey	
From:		Strategic Director of Environment, Neighborhoods and Growth	

RECOMMENDATION

1. That the licensing sub-committee considers an application submitted by an 'other person' under Section 51 of the Licensing Act 2003 (the Act) for the review of the premises licence held by Star Pubs & Bars Limited in respect of the premises known as Two Bridges, 186 Tooley Street, London SE1 2TZ.
2. Notes:
 - a) The grounds for the review are stated in paragraphs 12 to 14 of this report. A copy of the premises licence review application is attached as Appendix A.
 - b) The review application is supported by representations submitted by licensing as a responsible authority. A copy is attached as Appendix B. Details of the representations are provided in paragraphs 15 to 23.
 - c) A copy of the current premises licence issued in respect of the premises is attached to this report as Appendix C. A map showing the location of the premises is attached as Appendix D.
 - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

3. The Licensing Act 2003 provides a licensing regime for:
 - The sale of and supply of alcohol
 - The provision of regulated entertainment
 - The provision of late night refreshment.
4. Within Southwark, the licensing responsibility is wholly administered by this council.

5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:
 - The prevention of crime and disorder
 - The promotion of public safety
 - The prevention of nuisance
 - The protection of children from harm.

6. In carrying out its licensing functions, a licensing authority must also have regard to:
 - The Act itself
 - The guidance to the act issued under Section 182 of the Act
 - Secondary regulations issued under the Act
 - The licensing authority's own statement of licensing policy
 - The application, including the operating schedule submitted as part of the application
 - Relevant representations.

7. The applications process involves the provision of all relevant information required under the Act to the licensing authority with copies provided by the applicant to the relevant responsible bodies. The application must also be advertised at the premises and in the local press. The responsible authorities and other persons within the local community may make representations on any part of the application where relevant to the four licensing objectives.

8. The premises licence once issued remains valid for the life of the business unless surrendered or revoked. However, under section 51 of the Act it remains open to any Responsible Authority or other person to apply to the local Licensing Authority for a review of the premises licence where there are ongoing concerns regarding one or more of the four stated licensing objectives.

KEY ISSUES FOR CONSIDERATION

The premises licence

9. The premises licence allows the provision of licensable activities as follows:
 - Live music and recorded music (indoors):
 - Monday to Saturday: 10:00 to 00:00
 - Sunday: 12:00 to 00:00

 - Late night refreshment (indoors):
 - Monday to Saturday: 10:00 to 01:00
 - Sunday: 12:00 to 00:30

 - The sale of alcohol to be consumed on and off the premises:
 - Monday to Saturday: 10:00 to 01:00
 - Sunday: 12:00 to 00:30

- Opening hours:
 - Monday to Saturday: 08:00 to 01:30
 - Sunday: 08:00 to 01:00.
10. The licence is subject to the mandatory conditions set down under the Act and further conditions consistent with the operating schedule submitted with the application for the licence. A copy of the full premises licence is attached as Appendix C.

Designated premises supervisor (DPS)

11. The current designated premises supervisor (DPS) named on the licence is Joseph Andrew Marcuccio.

The review application

12. On 3 July 2023, an application was submitted by an 'other person', under Section 51 of the Licensing Act 2003, for the review of the premises known as Two Bridges, 186 Tooley Street, London SE1 2TZ.
13. The review application was submitted in respect of the prevention of public nuisance licensing objective and in summary states that the following has been witnessed and / or taken place at the premises:
- The applicant has had to ring the noise nuisance team three times in two weeks because of the amount of noise coming from the pub.
 - The pub has live music and occasional DJs playing on the first floor of the pub with all the windows open.
 - Sometimes the music is going on until after midnight.
 - The premises have huge crowds of the patrons who go to the pub until after midnight and sometimes people are still outside until 2am in the morning.
 - The benches outside the pub are not stacked or put away after the pub closes.
 - The applicant went to the premises and spoke to the manager about the noise. However, on returning home the noise level went up.
14. Copies of the review application, and further correspondence from the review applicant, are attached to this report as Appendix A.

Representations from responsible authorities

15. The licensing responsible authority has submitted a representation regarding the review application under the licensing objective for prevention of public nuisance.
16. The representation describes the location of the premises as follows:

- The premises are located towards the east of Tooley Street, which is a busy thoroughfare very close to London Bridge Train Station and the More London office / commercial district. There are a variety of other licensed premises on Tooley Street. The pub is located to the north of a residential housing estate (St. Olave's Estate) and in between two residential blocks (Devon Mansions and the northerly blocks of St Olave's Estate).
17. The representation also provides photographs showing the premises and its immediate surroundings including residential dwellings adjacent to, and in close proximity to, the premises.
 18. Additionally a map of the local area is attached is provided showing the proximity of high-density residential blocks / housing estates in the locale.
 19. The representation advises that the Southwark statement of licensing policy recommends closing times in respect of public houses, wine bars, or other drinking establishments and bars in the London Bridge district town centre as:
 - Closing times:
 - Sunday to Thursday: 23:00
 - Friday and Saturday: 00:00.
 20. The representation also states that licensing has received two complaints of noise nuisance from the review applicant regarding the premises on 27 and 29 June 2023. It is also noted that officers have seen the premises' customers congregating outside of the premises and blocking the entire pavement immediately outside of the premises on Tooley Street and on Druid Street.
 21. The licensing responsible authority position is that, the existing licence conditions do not sufficiently address the prevention of public nuisance licensing objective and states that a further 11 conditions are required to address this objective.
 22. A copy of the representation submitted by the licensing responsible authority is attached as Appendix B.

Representations from other persons

23. There have been no additional representations from other persons.

Conciliation

24. A conciliation meeting has been held and 9 of the proposed conditions have been agreed to by all parties.
25. The first outstanding conditions that has not been agreed is:
 - That any external areas of the premises will be closed to customers between 22:30 hours and 08:00 hours the following day except for up to a maximum of 10 people at any one time using the external areas after 22:00 hours to smoke only. All outdoor furniture must be rendered unusable by 22:45 hours each day.

26. There is a general agreement in principal to the condition however the premises licence holder wishes to use the outside area later than suggested and the licensing responsible authority position is that the statement of licensing policy suggests 22:00 hours as a closing time for outside areas in close proximity to residents.
27. The second condition that is not conciliated is:
- That a sound limiting device (or similar equipment) shall be installed at the premises, be maintained in full working order and be in use at all times that the premises are in operation under this licence. All amplification equipment, entertainment devices and amplified instruments shall be routed through the sound limiting device (or similar equipment) which shall be calibrated so that the level of amplified sound at the premises does not cause a statutory or public nuisance. Particular regard must be given to the attenuation of bass frequencies. Only management staff shall have access to the sound limiting device (or similar equipment) and shall be able to demonstrate that it is in use at the immediate request of responsible authority officers.

Operating history

28. The premises has operated as a drinking establishment since 1897 and operated under prior licensing legislation until 2005 when the Justices Licence held under the Licensing Act 1964 was converted into a premises licence held under the Licensing Act 2003.
29. On 31 May 2019 the licence was transferred to the current premises licence holders Star Pubs & Bars Limited.
30. On 26 July 2019 the licence was modified by minor variation to change the premises plans and to open from 08:00 daily.
31. On 5 September 2019 the designated premises supervisor was varied.
32. On 9 December 2019 the designated premises supervisor was varied to the current DPS.
33. The premises has submitted 12 temporary event notices as follows:

Start date	End date	Times	Max no people	Sale of alcohol	For consumption	Reg Ent	LNR
21/09/2019	22/09/2019	0800-1200 (both days)	499	Yes	Both on and off sales	No	No
28/09/2019	29/09/2019	0800-1200 (both days)	499	Yes	Both on and off sales	No	No
05/10/2019	05/10/2019	0800-1200	499	Yes	Both on and off sales	No	No
09/10/2019	09/10/2019	0800-1200	499	Yes	Both on and off sales	No	No
12/10/2019	13/10/2019	0800-1200 on both days	499	Yes	Both on and off sales	No	No
19/10/2019	20/10/2019	0800-1200 on both days	499	Yes	Both on and off sales	No	No

Start date	End date	Times	Max no people	Sale of alcohol	For consumption	Reg Ent	LNR
26/10/2019	27/10/2019	0800-1200 on both days	499	Yes	Both on and off sales	No	No
01/11/2019	02/11/2019	0800-1200 on both days	499	Yes	Both on and off sales	No	No
02/02/2020	03/02/2020	23:30-04:00	499	Yes	Both on and off sales	No	No
31/12/2021	01/01/2022	20.00 to 03.30	499	Yes	Both on and off sales	Yes	Yes
30/10/2021	31/10/2021	20:00 to 02:30	499	Yes	Both on and off sales	Yes	Yes
31/12/2022	01/01/2023	23:00 - 03:00	150	Yes	Both on and off sales	Yes	Yes

Abbreviations used: Reg Ent (regulated entertainment) and LNR (late night refreshment)

34. The following is a table of complaints submitted directly, or referred by another party, to the licensing unit regarding the premises.

Date	Time	Unit	Detail	
11/06/2023	1.09	Noise Rapid Response	Noise - people screaming and shouting	Tenant called to report loud noise.
22/06/2023	22.4	Noise Rapid Response	Music	Resident reported loud music coming from Two Bridges pub.
27/06/2023	7.12	Southwark Licensing	Public nuisance	20 to 30 people congregating outside of the pub between 12pm and 1 to 2am. People are still sitting on the benches till 3 or 4 in the morning. Music is nearly every day
29/06/2023	0.08	Noise Team	People noise - adjacent to licensed premises. Noise includes amplified music.	They open every window on the first floor of the pub and every entrance door on the ground floor. There is drunken behaviour, glasses being broken. There is no crowd control or the landlord stepping in to control the behaviour of his patrons.
29/06/2023	0.08	Southwark Licensing	Public nuisance. Noise includes amplified music.	The noise from the pub has been affecting me now for well over 3 years. It is not worth me going to bed till after midnight as I can't sleep. Every night I probably get only 4 hours sleep Then after the pub closes there is still a problem. The benches outside people still sit on

				them sometimes till 3am in the morning.
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35. Two recent licensing visits have been made to the premises.

Date of visit	Details
03/07/2023	Spoke to the manager on shift, she seemed shocked we had received a complaint. States they have asked the residents across the road if they have any issues with the premises and they said it was ok, states they heard music but this was in their kitchen and not at the back of the house where they sleep. Asked them to keep the windows closed upstairs when anything other than background music was playing, particularly the windows facing the residential properties. Also recommended they do noise checks as go to nearby residential properties to check the noise coming from the business is not causing a disturbance to nearby residents. Asked them to ask customers to keep the noise down when leaving and using the outside seating area. Recommended they put signs up asking customer to respect the neighbours and keep noise down and also signs near tables highlighting they are for customers only and only to be used whilst premises is open. States tables are too heavy to move each night. Claims a lot of the noise comes from people in the park area across the road who are not customers.
04/07/2023	Spoke to DPS, advised of review application, agreed to put 2 posters for the review in windows, one on Druid Street other on Tooley street, both near front door. Gave general advice on noise control from events and customers, advised keeping windows closed and consider cooling/ventilation, keep volume down and make checks outside flats. Advised not allowing customers outside after 10pm, make outside tables & chairs unusable after this time. Notices for customers advising residential area to keep the noise down. Advised consider not using Druid Street pavement for customers.

The local area

36. A map showing the location of the premises is attached as Appendix D. similar licensed premises are listed below:

Shipswrights Arms, 88 Tooley Street, London SE1 2TF

- Opening hours:
 - Monday to Thursday: 10:00 to 00:00
 - Friday and Saturday: 10:00 to 01:00
 - Sunday: 12:00 to 23:00

- Sale of alcohol
 - Monday to Thursday: 10:00 to 00:00
 - Friday and Saturday: 10:00 to 01:00
 - Sunday 12:00 to 23:00
- Late night refreshment
 - Monday to Thursday: 23:00 to 00:00
 - Friday and Saturday: 23:00 to 01:00
- Live/recorded music:
 - Monday to Thursday: 10:00 to 00:00
 - Friday and Saturday: 10:00 to 01:00
 - Sunday 12:00 to 23:00

Pommelers Rest, 192-196 Tower Bridge Road, London SE1 2UN

- Opening hours:
 - Sunday to Thursday: 07:00 to 01:30
 - Friday and Saturday: 07:00 to 02:00
- Sale of alcohol:
 - Sunday to Thursday: 09:00 to 00:30
 - Friday and Saturday: 07:00 to 01:00
- Late night refreshment:
 - Sunday to Thursday: 23:00 to 00:30
 - Friday and Saturday: 23:00 to 01:00

Draft House, 206-208 Tower Bridge Road, London SE1 2UP

- Opening hours:
 - Monday to Thursday: 08:00 to 01:00
 - Friday and Saturday: 08:00 to 02:00
 - Sunday: 10:00 to 23:30
- Sale of alcohol
 - Monday to Thursday: 08:00 to 00:30
 - Friday and Saturday: 08:00 to 01:30
 - Sunday 10:00 to 23:00
- Late night refreshment
 - Monday to Thursday: 23:00 to 00:30
 - Friday and Saturday: 23:00 to 01:30

- Live/recorded music:
 - Monday to Thursday: 12:00 to 00:30
 - Friday and Saturday: 12:00 to 01:30
 - Sunday 12:00 to 23:00

Southwark Council statement of licensing policy

37. Council assembly approved Southwark's statement of licensing policy 2021-2026 on 25 November 2020 and it came into effect on 1 January 2021.
38. 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 licenses 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.
39. 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.

40. 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)

41. The premises are not situated in a cumulative impact area.
42. According to this council's statement of licensing policy 2021 - 2026 the premises are situated in London Bridge district town centre area.
43. Under this council's statement of licensing policy 2021 - 2026 the following closing times are recommended as appropriate within residential areas for the categories of premises stated:
- Public houses, wine bars, or other drinking establishments and bars in other types of premises:
 - Sunday to Thursday: 23:00
 - Friday and Saturday: 00:00
 - Restaurants and cafes:
 - Sunday to Thursday: 00:00
 - Friday and Saturday: 01:00.

Climate change implications

44. Following council assembly on 14 July 2021, the council is committed to considering the climate change implications of any decisions.
45. 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.
46. Examples of such an agreement may be:
- Not to 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.

47. 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

48. 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

49. 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.
50. 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.
51. 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>

52. The equalities impact assessment is available at:

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

Health impact statement

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

Resource implications

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

Consultation

55. 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

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

Principles for making the determination

58. Under Section 52 the licensing authority must hold a hearing to determine the review and any relevant representations.
59. The four licensing objectives are:
- The prevention of crime and disorder
 - The protection of public safety
 - The prevention of nuisance
 - The protection of children from harm.
60. Each objective must be considered to be of equal importance. The authority must, having regard to the application and any relevant representations, take such of the following steps as it considers appropriate for the promotion of the licensing objectives. The steps are to:
- Modify the conditions of the licence by altering, omitting or adding any condition
 - Exclude a licensable activity from the scope of the licence
 - Remove the designated premises supervisor
 - Suspend the licence for a period not exceeding three months
 - Revoke the licence.
61. For the purpose of determining a relevant representation under section 52 of the Act a “relevant representation” means representations which:
- Are relevant to one or more of the licensing objectives
 - Are made by the holder of the premises licence, a responsible authority or another person within the prescribed period
 - Have not been withdrawn

- If made by another person (who is not also a responsible authority), that they are not, in the opinion of the relevant licensing authority frivolous or vexatious.
62. Modifications of conditions and exclusions of licensable activities may be imposed either permanently or for a temporary period of up to three months.
63. The authority may decide that no action is necessary if it finds that the review does not require it to take any steps appropriate to promote the licensing objectives.
64. In deciding what remedial action if any it should take, the authority must direct its mind to the causes or concerns that the representations identify. The remedial action should generally be directed at these causes and should always be no more than an appropriate and proportionate response.
65. It is of particular importance that any detrimental financial impact that may result from a licensing authority's decision is appropriate and proportionate to the promotion of the licensing objectives in the circumstances that gave rise to the application for review.

Reasons

66. Where the authority determines an application for review it must notify the determination and reasons why for making it to:
- The holder of the licence
 - The applicant
 - Any person who made relevant representations
 - The chief officer of police for the area (or each police area) in which the premises are situated.

Hearing procedures

67. 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.

68. This matter relates to the review of the premises licence under section 51 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

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

69. 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.
70. 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.
71. 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.
72. 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.

73. 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.
74. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities.
75. 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.
76. 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

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

Strategic Director, Finance

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

BACKGROUND DOCUMENTS

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

APPENDICES

Name	Title
Appendix A	Copy of the review application
Appendix B	Copy of the representation responsible authorities
Appendix C	Copy of the current premises licence
Appendix D	Map showing the location of the premises

AUDIT TRAIL

Lead Officer	Caroline Bruce, Strategic Director of Environment, Neighborhoods and Growth	
Report Author	David Franklin, Principal Licensing Officer	
Version	Final	
Dated	17 August 2023	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Assistant Chief Executive Governance and Assurance	Yes	Yes
Strategic Director, Finance	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team	22 August 2023	

03/07/2023

Application for a review of a premises licence or club premises certificate under the Licensing Act
Ref No. 2046543

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

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Notes for Guidance

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

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

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

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

Address Line 1	
Address Line 2	
Town	
County	
Post code	
Ordnance survey map reference or description	The two bridges pub. 186 tooley street

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

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

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I am

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

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

Personal Details

Title	██████████
If other, please specify	
Surname	██████████
Forenames	██████████
I am 18 years old or over	Yes

Current Address

Address Line 1	██
Address Line 2	Tooley street
Town	London
County	London
Post code	SE1 ██████████

Contact Details

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

Would you like to add a second applicant?

	No
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This application to review relates to the following licensing objective(s)

	Please select one or more as appropriate
	3) the prevention of public nuisance

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

	I have had to ring the noise nuisance team 3 times in the last 2 weeks because of the amount of noise coming from the pub. They have live music and some times DJs playing on the first floor of the pub of which they open all the windows up so the noise travels. Sometimes the music is going on till after midnight. They have huge crowds of the patrons who go to the pub till after midnight and sometimes people still outside till 2 am in the morning as they have a late licence on certain days. The benches outside the pub I believe need to be stacked or put away after the pub closes. I previously went downstairs to speak with the landlord about the noise after I got back to my flat the noise level went up.
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Please provide as much information as possible to support the application (please read guidance note 3)

	As what I have said above. Also it is affecting my wellbeing and amount of sleep I get .I never go to bed till after midnight as I know I am not going to be able to sleep. I am not in good health so getting as much sleep as possible is important.
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Notes for Guidance

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

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

	No
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If yes, please state the date of the application

--	--

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

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Checklist

	I understand that if I do not comply with the above requirements my application will be rejected
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IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON CONVICTION TO A FINE OF ANY AMOUNT

Declaration (please read guidance note 5)

Applicant Full Name	██████████
Applicant or	

Applicant's solicitor or other duly authorised agent	
Date	03/07/2023
Capacity	

Notes for guidance

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

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

Full name	██████████
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Address (please read guidance note 6)

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

Notes for Guidance

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

To: Licensing Unit	From: Wesley McArthur wesley.mcarthur@southwark.gov.uk 020 7525 5779 (on behalf of the Licensing Unit in its role as a responsible authority)	Date: 31 July 2023
Subject:	Representation	
Act:	The Licensing Act 2003 (the Act)	
Premises:	Two Bridges, 186 Tooley Street, London, SE1 2TZ	
Ref':	880613	

We support the application for the review of the premises licence, submitted by an 'other person' (that being a local resident) under The Licensing Act 2003 (the Act), in respect of the premises known as Two Bridges, 186 Tooley Street, London, SE1 2TZ.

1. The application

The application has been submitted in respect of the prevention of public nuisance licensing objective and states the following grounds for the review (verbatim):

I have had to ring the noise nuisance team 3 times in the last 2 weeks because of the amount of noise coming from the pub. They have live music and some times DJs playing on the first floor of the pub of which they open all the windows up so the noise travels. Sometimes the music is going on till after midnight. They have huge crowds of the patrons who go to the pub till after midnight and sometimes people still outside till 2am in the morning as they have a late licence on certain days. The benches outside the pub I believe need to be stacked or put away after the pub closes. I previously went downstairs to speak with the landlord about the noise after I got back to my flat the noise level went up."

2. The extant premises licence

The premises licence (number 871270) issued in respect of the premises allows for the following –

Live music & recorded music:

Monday – Saturday: 10:00 – 00:00
Sunday: 12:00 – 00:00

Late night refreshment:

Monday – Saturday: 23:00 – 01:00
Sunday: 23:00 – 00:30

The sale by retail of alcohol to be consumed on & off the premises:

Monday – Saturday: 10:00 – 01:00
Sunday: 12:00 – 00:30

Opening hours:

Monday – Saturday: 08:00 – 01:30
Sunday: 08:00 – 01:00

A copy of the premises licence number 871270 is attached to this representation as appendix 1.

2. The Locale

The premises are located towards the east of Tooley Street, which is a busy thoroughfare very close to London Bridge Train Station and the More London office / commercial district. There are a variety of other licensed premises on Tooley Street. The pub is located to the north of a residential housing estate (St. Olave's Estate) and in between two residential blocks (Devon Mansions and the northerly blocks of St Olave's Estate). Photographs showing the premises and its immediate surroundings (including residential dwellings adjacent to, and in close proximity to, the premises) are attached as appendix 2. A map of the local area is attached as appendix 3. The map shows the proximity of high-density residential blocks / housing estates in the locale.

3. This council's Statement of Licensing Policy

According to section 7 of this council's statement of licensing policy 2021 – 2026 (the SoLP), the premises fall within the London Bridge District Town Centre.

A copy of the SoLP is available via:

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

The following closing times are recommended in our SoLP in respect of various types of licensed premises located in the London Bridge District Town Centre as follows –

Restaurants and cafes –

Sunday – Thursday: 00:00
 Friday – Saturday: 01:00

Public houses, wine bars, or other drinking establishments and bars in other types of premises –

Sunday – Thursday: 23:00
 Friday – Saturday: 00:00

4. Our comments in support of the review application

Our comments relate to the promotion of the prevention of public nuisance licensing objective.

The Licensing Unit has received two complaints of noise nuisance regarding the premises. The complaints were made on 27 and 29 June 2023 and were both made by the review applicant. The complaints were the similar to those outlined in the review application itself.

It should be noted that the premises are very close to this council's offices on Tooley Street and, although not as part of any investigation into the premises or response to a complaint about the premises, we have seen the premises' customers congregating outside of the premises and blocking the entire pavement immediately outside of the premises on Tooley Street and on Druid Street.

Our position is that, although we have only received two complaints regarding the premises, the existing licence conditions do not sufficiently address the prevention of public nuisance licensing objective and that further conditions are required to address this objective.

We recommend that the licensing sub-committee considers the inclusion of additional licence conditions as set out below.

Proposed additional licence conditions –

- 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 clearly legible signage shall be prominently displayed where it can easily be seen and read by customers, at all exits from the premises and in any external areas, requesting to the effect that customers leave the premises and locale in a quiet and orderly manner with respect to local residents. Such signage shall be kept free from obstructions at all times.
- That a dispersal policy to assist with patrons leaving the premises in an orderly and safe manner shall be devised and maintained regarding the premises. A copy of the dispersal policy shall be accessible at the premises at all times that the

premises are in operation. The policy should include (but not necessarily be limited to) the following:

- a) Details as to how customer / staff egress at the premises shall be managed to minimise causing nuisance.
- b) Details of public transport in the vicinity and how customers will be advised in respect of it.
- c) Details of the management of taxis to and from the premises.
- d) Details of the management of any 'winding down' period at the premises.
- e) Details of the use of security and stewarding in respect of managing customer dispersal from the premises.
- f) Details of any cloakroom facility at the premises and how it is managed.
- g) Details of road safety in respect of customers leaving the premises.
- h) Details of the management of ejections from the premises.
- i) Details of how refuse / waste in the local vicinity arising through the operation of the premises will be cleared up (e.g. flyer clean up, post event clean up).

All relevant staff employed at the premises shall be trained in the latest version of the dispersal policy. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises. The dispersal policy shall be made immediately available to responsible authority officers on request.

- 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. 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. The telephone in respect of this number, if a mobile phone, must be on the duty manager's person at all times.
- That the premises' management shall regularly monitor any external areas of the premises and the immediate frontage of the premises and take all necessary steps to ensure that noise from patrons, or the premises' operation, does not cause disturbance or nuisance of any kind. A log of such monitoring including the printed name of the person who undertook the monitoring, the date & time of the monitoring and any observations or actions taken subsequent to the monitoring shall be kept at the premises and be made immediately available to responsible authority officers on request.
- That a sound limiting device (or similar equipment) shall be installed at the premises, be maintained in full working order and be in use at all times that the premises are in operation under this licence. All amplification equipment, entertainment devices and amplified instruments shall be routed through the sound

limiting device (or similar equipment) which shall be calibrated so that the level of amplified sound at the premises does not cause a statutory or public nuisance. Particular regard must be given to the attenuation of bass frequencies. Only management staff shall have access to the sound limiting device (or similar equipment) and shall be able to demonstrate that it is in use at the immediate request of responsible authority officers.

- That only management staff shall have access to any amplification equipment at the premises, and only management staff shall be permitted to change any control settings on said equipment.
- That any external areas of the premises will be closed to customers between 22:30 hours and 08:00 hours the following day except for up to a maximum of 10 people at any one time using the external areas after 22:00 hours to smoke only. All outdoor furniture must be rendered unusable by 22:45 hours each day.
- That staff at the premises will be trained to interact with customers congregating outside of the premises to ensure that those customers do not block the roads or pavements in the immediate vicinity of the premises. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises and shall be made immediately available to responsible authority officers on request.
- 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 glassware and broken or waste glass / earthenware shall be cleared away from any external area being used by customers as soon as possible on a continuous basis whilst the premises are in use. Staff shall be trained in this condition and the details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises.

Yours sincerely,

Wesley McArthur
Principal Enforcement Officer

Licensing Act 2003

Premises Licence



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

Premises licence number

871270

Part 1 - Premises details

Postal address of premises, or if none, ordnance survey map reference or description	
Two Bridges The Bridge Lounge 186 Tooley Street	
Ordnance survey map reference (if applicable) 533395180001	
Post town: London	Post code: SE1 2TZ
Telephone number	

Licensable activities authorised by the licence
Live Music - Indoors Recorded Music - Indoors Late Night Refreshment - Indoors Sale by retail of alcohol to be consumed on premises Sale by retail of alcohol to be consumed off premises

The opening hours of the premises. For any non standard timings see Annex 2
Monday 08:00 - 01:30 Tuesday 08:00 - 01:30 Wednesday 08:00 - 01:30 Thursday 08:00 - 01:30 Friday 08:00 - 01:30 Saturday 08:00 - 01:30 Sunday 08:00 - 01:00

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

The times the licence authorises the carrying out of licensable activities
For any non standard timings see Annex 2 of the full premises licence
Live Music - Indoors
Monday 10:00 - 00:00 Tuesday 10:00 - 00:00 Wednesday 10:00 - 00:00 Thursday 10:00 - 00:00 Friday 10:00 - 00:00 Saturday 10:00 - 00:00 Sunday 12:00 - 00:00

Recorded Music - Indoors

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 00:00
Saturday	10:00 - 00:00
Sunday	12:00 - 00:00

Late Night Refreshment - Indoors

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

Sale by retail of alcohol to be consumed on premises

Monday	10:00 - 01:00
Tuesday	10:00 - 01:00
Wednesday	10:00 - 01:00
Thursday	10:00 - 01:00
Friday	10:00 - 01:00
Saturday	10:00 - 01:00
Sunday	12:00 - 00:30

Sale by retail of alcohol to be consumed off premises

Monday	10:00 - 01:00
Tuesday	10:00 - 01:00
Wednesday	10:00 - 01:00
Thursday	10:00 - 01:00
Friday	10:00 - 01:00
Saturday	10:00 - 01:00
Sunday	12:00 - 00:30

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

Star Pubs & Bars Limited
3-4 Broadway Park
South Gyle Broadway
Edinburgh
EH12 9JZ

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

SC250925

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

Joseph Andrew Marcuccio

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

Licence No.:

Authority:

Licence Issue date: 09/12/2019

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

Annex 1 - Mandatory conditions

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

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

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

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

110 No statutory regulations for music and dancing shall apply so as to require any licence for the provision in the premises of public entertainment by the reproduction of wireless (including television) broadcasts or of programmes included in any programme service (within the meaning of the Broadcasting Act 1990) other than a sound or television broadcasting service, or of public entertainment by way of music and singing only which is produced solely by the reproduction of recorded sound is permitted.

111 This licence provides for the provision of private music and dancing entertainment that is promoted for private gain;

112 This licence allows for the premises to be open for non standard timings - to 0230 hours - as stated on the following days:

Easter Saturday

Sunday before Early May Bank Holiday Monday

Sunday before Late May Bank Holiday Monday

Friday before August Bank Holiday Monday

Saturday of August Bank Holiday Monday

Sunday of August Bank Holiday Monday

Christmas Eve

Boxing Day

Australia Day - 26 January

Waitangi Day - 6 February

St Patrick's Day - 17 March

Anzac Day - 25 April

Freedom Day - 27 April

Queen's Official Birthday - 9 June

113 This licence allows for the premises for the sale or supply of Alcohol for non standard timings - to 0200 - as stated below on the following days with half an hour drinking up time:

Easter Saturday

Sunday before Early May Bank Holiday Monday

Sunday before Late May Bank Holiday Monday

Friday before August Bank Holiday Monday

Saturday of August Bank Holiday Monday

Sunday of August Bank Holiday Monday

Christmas Eve

Boxing Day

Australia Day - 26 January

Waitangi Day - 6 February

St Patrick's Day - 17 March

Anzac Day - 25 April

Freedom Day - 27 April

Queen's Official Birthday - 9 June

114 This licence allows for the premises for the licensable activities and for non standard timings - to 0200 hours - as stated below on the following days:

Provision of regulated entertainment - Live Music and Recorded Music; and

Provision of Entertainment Facilities - Making Music

Easter Saturday

Sunday before Early May Bank Holiday Monday

Sunday before Late May Bank Holiday Monday

Friday before August Bank Holiday Monday

Saturday of August Bank Holiday Monday

Sunday of August Bank Holiday Monday

Christmas Eve

Boxing Day

Australia Day - 26 January

Waitangi Day - 6 February

St Patrick's Day - 17 March

Anzac Day - 25 April

Freedom Day - 27 April

Queen's Official Birthday - 9 June

337 On no more than 12 occasions per calendar year and following 10 working days notice to the Police and the Council the hours for the provision of licensable activities currently provided at the premises may be extended to such time as agreed with the Police, the Police having final veto to any such application.

109 Alcohol shall not be sold or supplied except during permitted hours as stated elsewhere on this licence and: On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).

340 That the extent of the provision of live and recorded music permitted by this licence is limited to that permitted by condition 2001 or by up to two live performers

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

Annex 4 - Plans - Attached

Licence No. 871270

Plan No. 689-L1W

Plan Date May 2019

Appendix 2

View of the premises looking south over Tooley Street showing the northern blocks of St Olave's Estate to the left and Devon Mansions to the right.



View looking west along Tooley Street towards London Bridge Train Station and The Shard.



View looking south down Druid Street showing the proximity of the premises to Devon Mansions.



View looking south down Druid Street showing residential premises to the immediate rear of the premises.



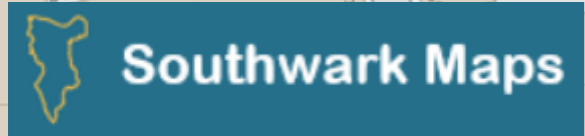
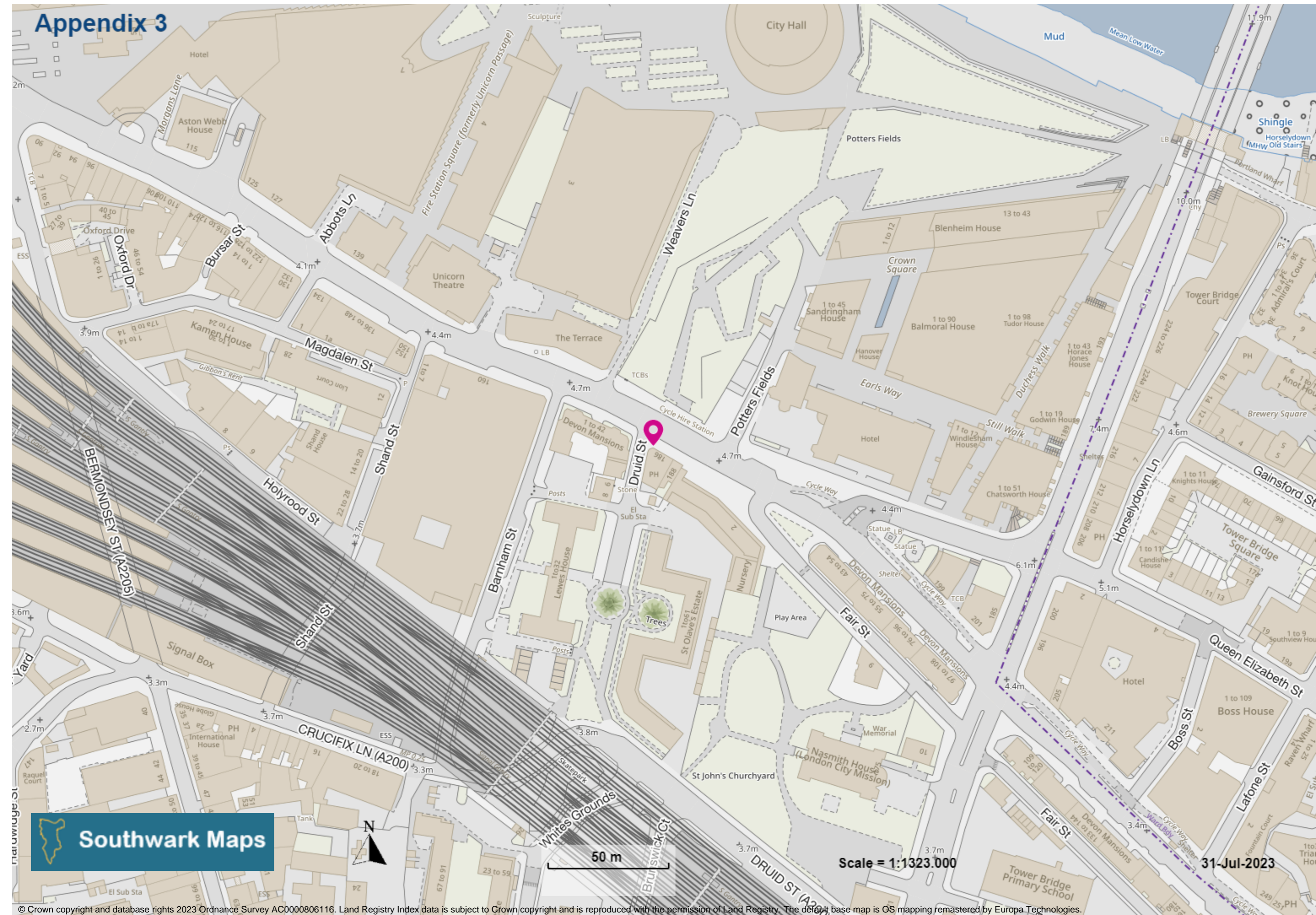
View looking north on Druid Street showing the rear of the premises and residential dwellings on St Olave's Estate immediately adjacent to the premises (on the right side of the photograph).



View looking east along Tooley Street.



Appendix 3



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Licensing Act 2003 Premises Licence



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

Premises licence number

871270

Part 1 - Premises details

Postal address of premises, or if none, ordnance survey map reference or description	
Two Bridges The Bridge Lounge 186 Tooley Street	
Ordnance survey map reference (if applicable) 533395180001	
Post town: London	Post code: SE1 2TZ
Telephone number	

Licensable activities authorised by the licence

Live Music - Indoors
Recorded Music - Indoors
Late Night Refreshment - Indoors
Sale by retail of alcohol to be consumed on premises
Sale by retail of alcohol to be consumed off premises

The opening hours of the premises. For any non standard timings see Annex 2

Monday	08:00 - 01:30
Tuesday	08:00 - 01:30
Wednesday	08:00 - 01:30
Thursday	08:00 - 01:30
Friday	08:00 - 01:30
Saturday	08:00 - 01:30
Sunday	08:00 - 01:00

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

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

The times the licence authorises the carrying out of licensable activities

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

Live Music - Indoors

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 00:00
Saturday	10:00 - 00:00
Sunday	12:00 - 00:00

Recorded Music - Indoors

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 00:00
Saturday	10:00 - 00:00
Sunday	12:00 - 00:00

Late Night Refreshment - Indoors

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

Sale by retail of alcohol to be consumed on premises

Monday	10:00 - 01:00
Tuesday	10:00 - 01:00
Wednesday	10:00 - 01:00
Thursday	10:00 - 01:00
Friday	10:00 - 01:00
Saturday	10:00 - 01:00
Sunday	12:00 - 00:30

Sale by retail of alcohol to be consumed off premises

Monday	10:00 - 01:00
Tuesday	10:00 - 01:00
Wednesday	10:00 - 01:00
Thursday	10:00 - 01:00
Friday	10:00 - 01:00
Saturday	10:00 - 01:00
Sunday	12:00 - 00:30

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

Star Pubs & Bars Limited
3-4 Broadway Park
South Gyle Broadway
Edinburgh
EH12 9JZ
01315 281 000

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

SC250925

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

Joseph Andrew Marcuccio

[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 Tower Hamlets

Licence Issue date: 09/12/2019

[REDACTED]

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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.

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

110 No statutory regulations for music and dancing shall apply so as to require any licence for the provision in the premises of public entertainment by the reproduction of wireless (including television) broadcasts or of programmes included in any programme service (within the meaning of the Broadcasting Act 1990) other than a sound or television broadcasting service, or of public entertainment by way of music and singing only which is produced solely by the reproduction of recorded sound is permitted.

111 This licence provides for the provision of private music and dancing entertainment that is promoted for private gain;

112 This licence allows for the premises to be open for non standard timings - to 0230 hours - as stated on the following days:

Easter Saturday

Sunday before Early May Bank Holiday Monday

Sunday before Late May Bank Holiday Monday

Friday before August Bank Holiday Monday

Saturday of August Bank Holiday Monday

Sunday of August Bank Holiday Monday

Christmas Eve

Boxing Day

Australia Day - 26 January

Waitangi Day - 6 February

St Patrick's Day - 17 March

Anzac Day - 25 April

Freedom Day - 27 April

Queen's Official Birthday - 9 June

113 This licence allows for the premises for the sale or supply of Alcohol for non standard timings - to 0200 - as stated below on the following days with half an hour drinking up time:

Easter Saturday

Sunday before Early May Bank Holiday Monday

Sunday before Late May Bank Holiday Monday

Friday before August Bank Holiday Monday

Saturday of August Bank Holiday Monday

Sunday of August Bank Holiday Monday

Christmas Eve

Boxing Day

Australia Day - 26 January

Waitangi Day - 6 February

St Patrick's Day - 17 March

Anzac Day - 25 April

Freedom Day - 27 April

Queen's Official Birthday - 9 June

114 This licence allows for the premises for the licensable activities and for non standard timings - to 0200 hours - as stated below on the following days:

Provision of regulated entertainment - Live Music and Recorded Music; and

Provision of Entertainment Facilities - Making Music

Easter Saturday

Sunday before Early May Bank Holiday Monday

Sunday before Late May Bank Holiday Monday

Friday before August Bank Holiday Monday

Saturday of August Bank Holiday Monday

Sunday of August Bank Holiday Monday

Christmas Eve

Boxing Day

Australia Day - 26 January

Waitangi Day - 6 February

St Patrick's Day - 17 March

Anzac Day - 25 April

Freedom Day - 27 April

Queen's Official Birthday - 9 June

337 On no more than 12 occasions per calendar year and following 10 working days notice to the Police and the Council the hours for the provision of licensable activities currently provided at the premises may be extended to such time as agreed with the Police, the Police having final veto to any such application.

109 Alcohol shall not be sold or supplied except during permitted hours as stated elsewhere on this licence and: On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).

340 That the extent of the provision of live and recorded music permitted by this licence is limited to that permitted by condition 2001 or by up to two live performers

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

Annex 4 - Plans - Attached

Licence No. 871270

Plan No. 689-L1W

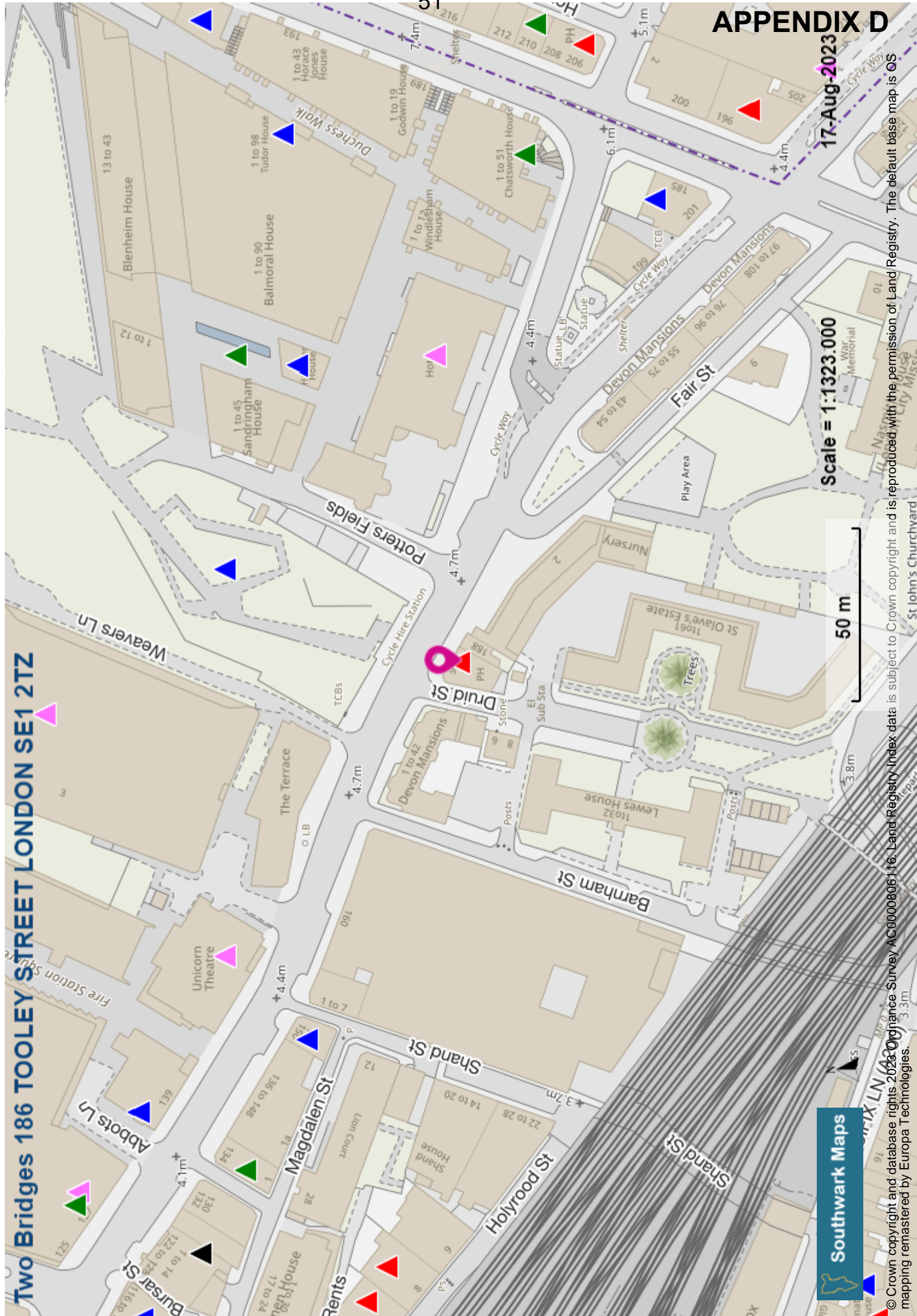
Plan Date May 2019

17-Aug-2023

Scale = 1:1323.000

50 m

Two Bridges 186 TOOLEY STREET LONDON SE1 2TZ



Southwark Maps

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