

Licensing Sub-Committee

Thursday 2 October 2025

10.00 am

Online/Virtual

Membership

Councillor Dora Dixon-Fyle MBE
Councillor Margy Newens
Councillor Andy Simmons

Reserves

Councillor Ellie Cumbo

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

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Access

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Contact

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

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 23 September 2025



Licensing Sub-Committee

Thursday 2 October 2025
10.00 am
Online/Virtual

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
1.	ELECTION OF CHAIR To elect the chair for this meeting.	
2.	APOLOGIES To receive any apologies for absence.	
3.	CONFIRMATION OF VOTING MEMBERS A representative of each political group will confirm the voting members of the committee.	
4.	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.	
5.	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.	
6.	LICENSING ACT 2003: BUSSEY BUILDING, 133, BLOCK A, BUSSEY BUILDING, COPELAND ROAD, LONDON SE15 3SN	1 - 80

Item No.	Title	Page No.
7.	LICENSING ACT 2003: DOCKLEY ROAD KITCHEN, 1 DOCKLEY ROAD, LONDON SE16 3AF	81 - 121

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: 23 September 2025

Meeting Name:	Licensing Sub-Committee
Date:	2 October 2025
Report title:	Licensing Act 2003: Bussey Building, 133, Block A, Bussey Building, Copeland Road, London SE15 3SN
Ward(s) or groups affected:	Rye Lane
Classification:	Open
Reason for lateness (if applicable):	Not applicable
From:	Strategic Director, Environment, Sustainability and Leisure

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Copeland Park Partnership (Jonathan Leslie Wilson and Lorelie Daphne Wilson) for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as the Bussey Building, 133, Block A, Bussey Building Copeland Road, London SE15 3SN.
2. Notes:
 - a) This application forms a new application for a premises licence, submitted under Section 17 of the Licensing Act 2003. The application was subject to a representation from one responsible authority, namely the councils environmental protection team (EPT) and one other person, which remain outstanding, therefore the application is referred to the licensing sub-committee for determination.
 - b) Paragraphs 8 to 12 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application is attached as Appendix A.
 - c) Paragraphs 13 to 24 of this report deal with the representations submitted in respect of the application. Copies of the representations submitted are attached in Appendix B and C of this report. A map showing the location of the premises is attached to this report as Appendix E.
 - 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 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 premises licence application

8. On 15 July 2025, Copeland Park Partnership (Jonathan Leslie Wilson and Lorelie Daphne Wilson) applied for a premises licence to be granted under the Licensing Act 2003 in respect of the premises to be known as the Bussey Building, 133, Block A, Bussey Building, Copeland Road, London SE15 3SN. The premises and purpose is described within the application as:
 - Licensed events venue/multi-use space'.

9. The hours applied for are summarised as follows:

- Regulated entertainment in the form of: plays; films, live music, recorded music, performance of dance, anything similar to live music, recorded music and performance of dance (indoors):
 - Sunday to Wednesday: 09:00 to 23:00.
 - Thursday: 09:00 to 02:30 the following day.
 - Friday and Saturday: 09:00 to 06:00 the following day.
- Late night refreshment (indoors):
 - Thursday: 23:00 to 02:30 the following day.
 - Friday and Saturday: 23:00 to 06:00 the following day.
- The sale by retail of alcohol (on the premises):
 - Sunday to Wednesday: 09:00 to 23:00.
 - Thursday: 09:00 to 02:30 the following day.
 - Friday and Saturday: 09:00 to 06:00 the following day.
- Opening hours:
 - Sunday to Wednesday: 09:00 to 23:00.
 - Thursday: 09:00 to 02:30 the following day.
 - Friday and Saturday: 09:00 to 06:00 the following day.

10. Seasonal and non-standard timings are requested as follows:

- This licence allows for the premises to extend the following licensable activities for non standard timings as stated below on the following days: Plays, films, live music, recorded music, performance of dance, facilities for making music and facilities for dancing:
 - During New Year's Eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New Year's Eve).
- This licence allows for the premises for the provision of late-night refreshment for non standard timings stated below on the following days:
 - During New Year's Eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New Year's Eve).
- This licence allows for the premises to remain open for the sale or supply of alcohol for non standard timings as stated below on the following days:
 - During New Year's Eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New Year's Eve).

- This licence allows for the premises to remain open for the sale or supply of alcohol for non standard timings as stated below on the following days:
 - During new years eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New years eve).
11. The premises licence application form provides the applicant's operating schedule. Parts A, B, E, F, G, H, I, J, and M of the operating schedule set out the proposed licensable activities, operating hours and operating control measures in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in part M of the operating schedule will form the basis of conditions that will be attached to any licence granted subsequent to the application. A copy of the application is attached to this report in Appendix A.

Designated premises supervisor

12. The proposed designated premises supervisor is Timothy Francis Guy Wilson who holds a personal licence issued by the Royal Borough of Greenwich Council.

Representations from responsible authorities

13. A representation was submitted by the council's environmental protection team (EPT).
14. The representation from EPT does not object to the application in principle, subject to the proposed conditions being formally incorporated into the operating schedule, should the licence be granted.
15. The EPT representation further notes that the proposed trading hours for Fridays and Saturdays extend beyond the recommended terminal hours as set out in Southwark Council's statement of licensing policy (2021–2026). As such, the question of whether to permit a deviation from policy is a matter for the licensing sub-committee to determine and to support the proper management of noise and ventilation impacts.
16. EPT have provided a copy of the planning consent and have advised that, to their knowledge, the conditions have not yet been discharged. EPT recommend that the applicant consults with the planning team to ensure the discharge of the planning conditions to remain compliant with the consent.
17. The representation from EPT is attached to this report as Appendix B.

Representations from other persons

18. A relevant representation has been received from one other person.
19. The representation from the other person is submitted with regard to the prevention of crime and disorder, the prevention of public nuisance and public safety licensing objectives.

20. The representation from the other person raises concerns with:
- The removal of soundproofing from the premises
 - The removal of the toilets
 - Issues with the potential obstruction of fire exits because use of the front courtyard is no longer for the premises exclusive use
 - Issues of dispersal via the 133 Rye Lane main entrance corridor.
21. The representation from the other person is attached to this report as Appendix C.
22. The applicant's representative challenges the validity of the other person's representation and says it is irrelevant to the licensing objectives and/or frivolous or vexatious.
23. The applicant's representative was advised that it was for the licensing authority (officer) to determine whether a representation was frivolous or vexatious (paragraph 9.5 of the Section 182 Home Office Guidance). Paragraph 9.6 of the Section 182 Home Office Guidance continues that even if a representation were considered borderline the benefit of the doubt about any aspect of a representation should be given and should go to a licensing sub-committee to amplify and clarify matters. The applicant's representative is therefore at liberty to make submissions to the sub-committee for the representation to be disregarded.
24. a copy of a letter from the applicant's representative to the licensing unit and the response from licensing is attached as Appendix C1.

Conciliation

25. At the hearing to determine this application the licensing sub-committee will be appraised as to any conciliation that may have taken place.

Application history

26. The premise currently holds a premises licence issued to Michael Smith and Saija Kamarainen on 1 December 2016.
27. The existing licence allows for the following licensable activities:

The CLF Art Café, 133, Unit A1, A2, A3, AG1 & Basement A, Copeland Road, London SE15 3SN

- Plays, films; entertainment similar to live/recorded music, live music, recorded music, performance of dance (indoors):
 - Sunday to Wednesday: 09:00 to 23:00
 - Thursday: 09:00 to 02:30,
 - Friday and Saturday: 09:00 to 06:00
- Late night refreshment (indoors):
 - Thursday: 23:00 to 02:30
 - Friday and Saturday: 23:00 to 05:00

- Sale by retail of alcohol to be consumed on the premises
 - Sunday to Wednesday: 09:00 to 23:00
 - Thursday: 09:00 to 02:30
 - Friday and Saturday: 09:00 to 06:00
- Opening times:
 - Sunday to Wednesday: 09:00 to 23:00
 - Thursday: 09:00 to 02:30
 - Friday and Saturday: 09:00 to 06:00.

28. A copy of the existing licence is attached to this report as Appendix D.

Map

29. A map showing the location of the premises and a list of licensed premises shown on the map is attached to this report as Appendix E.

Southwark Council statement of licensing policy

30. Council assembly approved Southwark's statement of licensing policy 2021-2026 on 25 November 2020 and it came into effect on 1 January 2021.
31. 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.
32. 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.
 33. 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)

34. The premises falls within the Peckham cumulative impact area (CIA).
35. The types of premises that the CIA applies to are:
 - Night clubs, public houses and bars, off-licences, supermarkets, grocers, convenience stores and similar premises.
36. The premises are situated in Peckham major town centre
37. Under Southwark’s statement of licensing policy 2021 - 2026 the following closing times are recommended as appropriate within Peckham major town centre:
 - 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
 - Night clubs (with 'sui generis' planning classification):
 - Monday to Thursday: 01:00
 - Friday and Saturday: 03:00
 - Sunday: 00:00

- Cinemas and theatres:
 - Monday to Sunday: 02:00.

Climate change implications

38. Following council assembly on 14 July 2021, the council is committed to considering the climate change implications of any decisions.
39. 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.
40. 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.
41. 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

42. 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

43. 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.
44. 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.

45. 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>.

46. The equalities impact assessment is available at:

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

Health impact statement

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

Resource implications

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

Consultation

49. 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

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

Principles for making the determination

52. The sub-committee is asked to determine the application for a premises licence under Section 17 of the Licensing Act 2003.
53. The principles which sub-committee members must apply are set out below.
54. 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.
55. 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.
56. 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

57. 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.
58. The four licensing objectives are:
- The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.
59. 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.
60. 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.
61. 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

62. 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

63. 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.
64. 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

65. 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.

66. 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.
67. 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.
68. 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.
69. 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.
70. 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.
71. 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.
72. 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

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

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

Strategic Director of Resources

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

BACKGROUND DOCUMENTS

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

APPENDICES

Name	Title
Appendix A	Application for the premises licence
Appendix B	Representation from environmental protection team
Appendix C	Representation from other person
Appendix C1	Letter from applicant and response regarding other person's representation
Appendix D	Copy of previous licence
Appendix E	Map of the locality and list of licensed premises shown on map

AUDIT TRAIL

Lead Officer	Aled Richards, Strategic Director of Environment, Sustainability and Leisure		
Report Author	Jayne Tear, Principal Licensing Officer		
Version	Final		
Dated	28 August 2025		
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 of Resources	Yes	Yes	
Cabinet Member	No	No	
Date final report sent to Constitutional Team		28 August 2025	

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

Please read the following instructions first

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.


I/We Copeland Park Partnership

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description Block A, Bussey Building 133 Copeland Road			
Post town	London	Postcode	SE15 3SN

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£ -

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **appropriate** Please tick as appropriate

a)	an individual or individuals *		please complete section (A)
b)	a person other than an individual *		
i	as a limited company/limited liability partnership		please complete section (B)
ii	as a partnership (other than limited liability)	X	please complete section (B)
iii	as an unincorporated association or		please complete section (B)
iv	other (for example a statutory corporation)		please complete section (B)

c)	a recognised club		please complete section (B)
d)	a charity		please complete section (B)
e)	the proprietor of an educational establishment		please complete section (B)
f)	a health service body		please complete section (B)
g)	a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales		please complete section (B)
ga)	a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England		please complete section (B)
h)	the chief officer of police of a police force in England and Wales		please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
- statutory function or
- a function discharged by virtue of Her Majesty's prerogative

(A) individual applicants (fill in as applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)					

Second individual applicant (if applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth or over		I am 18 years old		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service: (please see note 15 for information)					

(B) Other applicants

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

Name	Jonathan Leslie Wilson and Lorelie Daphne Wilson
Address	<div style="background-color: black; height: 20px; width: 100%;"></div>
Registered number (where applicable)	
Description of applicant (for example, partnership, company, unincorporated association etc.)	Partnership
Telephone number	<div style="background-color: black; height: 20px; width: 100%;"></div>
Email address :	<div style="background-color: black; height: 20px; width: 100%;"></div>

Part 3 Operating Schedule

When do you want the premises licence to start

DD	MM	YYYY
1	4	062025

Description of applicant (for example, partnership, company, unincorporated association etc)	Partnership
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Contact Details - First Entry

Telephone number	
Email address	

Operating Schedule

When do you want the premises licence to start?

	09/08/2025
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If you wish the licence to be valid only for a limited period, when do you want it to end?

--	--

General description of premises (see guidance note 1)

	Licensed events venue / multi-use space.
--	--

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

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

Note 1

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

Operating Schedule part 2

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

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

Provision of regulated entertainment (Please read guidance note 2)

	a) plays
	b) films
	e) live music
	f) recorded music
	g) performance of dance
	h) anything of a similar description to that falling within (e), (f) or (g)

Provision of late night refreshment

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

Supply of alcohol

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

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

A - Plays

Will the performance of a play take place indoors or outdoors or both? (Please read guidance note 3)

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

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

	Plays be provided from time to time whether of a musical and/or sporting nature or otherwise and whether forming the principal entertainment offered or as ancillary to other entertainment, e.g. music and dancing.
--	--

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

Day	Start	Finish
Mon	09:00	23:00
Tues	09:00	23:00
Wed	09:00	23:00
Thur	09:00	02:30
Fri	09:00	06:00
Sat	09:00	06:00
Sun	09:00	23:00

State any seasonal variations for performing plays (Please read guidance note 5)

--	--

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

	This licence allows for the premises to extend the following licensable activities for nonstandard timings as stated below on the following days: Plays, films, live music, recorded music, performance of dance, facilities for making music and facilities for dancing: During New Year's Eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New Year's Eve).
--	---

3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.

B- Films

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

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

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

	Film and/or video shows or relays may be provided from time to time whether of a musical and/or sporting nature or otherwise and whether forming the principal entertainment offered or as ancillary to other entertainment, e.g. music and dancing.
--	--

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

Day	Start	Finish
Mon	09:00	23:00
Tues	09:00	23:00
Wed	09:00	23:00
Thur	09:00	02:30
Fri	09:00	06:00
Sat	09:00	06:00
Sun	09:00	23:00

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

--	--

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

	This licence allows for the premises to extend the following licensable activities for nonstandard timings as stated below on the following days: Plays, films, live music, recorded music, performance of dance, facilities for making music and facilities for dancing: During New Year's Eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New Year's Eve).
--	---

3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.

E - Live Music

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

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

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

	The applicant wishes to be able to provided both live amplified and unamplified music and singing as may from time to time complement the range of entertainment being provided at the premises whether as the principal entertainment or in conjunction with dancing and/or any other permitted activity.
--	--

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

Day	Start	Finish
Mon	09:00	23:00
Tues	09:00	23:00
Wed	09:00	23:00
Thur	09:00	02:30
Fri	09:00	06:00
Sat	09:00	06:00
Sun	09:00	23:00

State any seasonal variations for the performance of live music (Please read guidance note 5)

--	--

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

	This licence allows for the premises to extend the following licensable activities for nonstandard timings as stated below on the following days: Plays, films, live music, recorded music, performance of dance, facilities for making music and facilities for dancing: During New Year's Eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New Year's Eve).
--	---

3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.

F - Recorded Music

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

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

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

	The applicants wish to have the facility for the provision of recorded music whether as the principal entertainment provided or in conjunction with dancing or any other permitted activity.
--	--

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

Day	Start	Finish
Mon	09:00	23:00
Tues	09:00	23:00
Wed	09:00	23:00
Thur	09:00	02:30
Fri	09:00	06:00
Sat	09:00	06:00
Sun	09:00	23:00

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

--	--

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

	This licence allows for the premises to extend the following licensable activities for nonstandard timings as stated below on the following days: Plays, films, live music, recorded music, performance of dance, facilities for making music and facilities for dancing: During New Year's Eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New Year's Eve).
--	---

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

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

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

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

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

G - Performances of Dance

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

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

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

	The applicants wish to provide such performance of dance as may be required from time to time to complement the range of entertainment or in conjunction with dancing or any other permitted activity
--	---

Standard days and timings for Performance of dance (Please read guidance note 7)

Day	Start	Finish
Mon	09:00	23:00
Tues	09:00	23:00
Wed	09:00	23:00
Thur	09:00	02:30
Fri	09:00	06:00
Sat	09:00	06:00
Sun	09:00	23:00

State any seasonal variations for the performance of dance (Please read guidance note 5)

--	--

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

	This licence allows for the premises to extend the following licensable activities for nonstandard timings as stated below on the following days: Plays, films, live music, recorded music, performance of dance, facilities for making music and facilities for dancing: During New Year's Eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New Year's Eve).
--	---

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

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

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

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

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

H - Anything of a similar description to that falling within (e), (f) or (g)

Please give a description of the type of entertainment you will be providing

	The applicant wishes to provide such other entertainment of a kind as may be required from time to time to complement the range of entertainment or in conjunction with dancing or any other permitted activity
--	---

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

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

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

	The applicant wishes to provide such other entertainment of a kind as may be required from time to time to complement the range of entertainment or in conjunction with dancing or any other permitted activity
--	---

Standard days and timings for Anything of a similar description to that falling within (e), (f) or (g) (Please read guidance note 7)

Day	Start	Finish
Mon	09:00	23:00
Tues	09:00	23:00
Wed	09:00	23:00
Thur	09:00	02:30
Fri	09:00	06:00
Sat	09:00	06:00
Sun	09:00	23:00

State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (Please read guidance note 5)

--	--

Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed. (Please read guidance note 6)

	This licence allows for the premises to extend the following licensable activities for nonstandard timings as stated below on the following days: Plays, films, live music, recorded music, performance of dance, facilities for making music and facilities for dancing: During New Year's Eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New Year's Eve).
--	---

3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.

I - Late Night Refreshment

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

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

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

	The applicants wish to be able to provide facilities for late night refreshment as may be required from time to time to complement the range of activities (whether licensable or not) being provided at the premises whether as principal or in conjunction any other permitted activity
--	---

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

Day	Start	Finish
Mon		
Tues		
Wed		
Thur	23:00	02:30
Fri	23:00	06:00
Sat	23:00	06:00
Sun		

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

--	--

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

	This licence allows for the premises for the provision of late-night refreshment for nonstandard timings stated below on the following days: During New Year's Eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New Year's Eve).
--	--

3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

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

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

Day	Start	Finish
Mon	09:00	23:00
Tues	09:00	23:00
Wed	09:00	23:00
Thur	09:00	02:30
Fri	09:00	06:00
Sat	09:00	06:00
Sun	09:00	23:00

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

--	--

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

	This licence allows for the premises to remain open for the sale or supply of alcohol for nonstandard timings as stated below on the following days: During New Year's Eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New Year's Eve).
--	--

Please download and then upload the consent form completed by the designated proposed premises supervisor

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

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

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

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

Premises Supervisor

State the name and details of the individual whom you wish to specify on the licence as the designated premises supervisor (Please see declaration about the entitlement to work in the check list at the end of the form)

Full name of proposed designated premises supervisor

First names	Timothy Francis Guy
Surname	Wilson

DOB

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

Address of proposed designated premises supervisor

Street number or Building name	
Street Description	
Town	
County	
Post code	

Personal licence number of proposed designated premises supervisor, if any,

Personal licence	
------------------	--

number (if known)	
Issuing authority (if known)	

K

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

	There will be no activity of this nature
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9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.

L - Hours premises are open to public

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

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

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

Hours premises are open to the public (standard timings Please read guidance note 7)

Day	Start	Finish
Mon	09:00	23:00
Tues	09:00	23:00
Wed	09:00	23:00
Thur	09:00	02:30
Fri	09:00	06:00
Sat	09:00	06:00
Sun	09:00	23:00

State any seasonal variations (Please read guidance note 5)

--	--

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

	This licence allows for the premises to remain open for the sale or supply of alcohol for nonstandard timings as stated below on the following days: During new years eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New years eve).
--	--

M - Steps to promote four licencing objectives

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

	Please see attached schedule of conditions as attached to the current licence number 854693 - this is an application for a Shadow Licence to be held by the premises owner / landlord / freeholder. They do not immediately intend to operate this licence whilst licence 854693 is in use. Only one licence will be valid at the premises at any time.
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b) the prevention of crime and disorder

	Please see box a) above
--	-------------------------

c) public safety

	Please see box a) above
--	-------------------------

d) the prevention of public nuisance

	Please see box a) above
--	-------------------------

e) the protection of children from harm

	Please see box a) above
--	-------------------------

Guidance note 10

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

Please upload a plan of the premises

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Please upload any additional information i.e. risk assessments

--	--

Checklist

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

Home Office Declaration

Please tick to indicate agreement

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

Declaration

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership]

I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK.

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work.

I/We hereby declare the information provided is true and accurate.

I agree to the above statement

	Yes
PaymentDescription	, ,
PaymentAmountInMinorUnits	
AuthCode	
LicenceReference	
PaymentContactEmail	

Please provide name of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 12). If completing on behalf of the applicant, please state in what capacity.

Full name	
Date (DD/MM/YYYY)	11/07/2025
Capacity	Applicant's Solicitor

Where the premises licence is jointly held, enter the 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (guidance note 13). If completing on behalf of the applicant state in what capacity

Full name	
Date (DD/MM/YYYY)	
Capacity	

Contact name (where not previously given) an address for correspondence associated with this application (please read guidance note 14)

Contact name and address for correspondence	[REDACTED]
Telephone No.	[REDACTED]
If you prefer us to correspond with you by e-mail, your email address (optional)	[REDACTED]

GUIDANCE NOTES

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

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

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

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

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

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.

Notes for Guidance

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

- 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.
 - 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.
 - 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:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - 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;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.

9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
10. Please list here steps you will take to promote all four licensing objectives together.
11. The application form must be signed.
12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
14. This is the address which we shall use to correspond with you about this application.
15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be issued to an individual or an individual in a partnership which is not a limited liability partnership who is resident in the UK who:

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

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

Applicants must demonstrate that they have the right to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

They do this in one of two ways:

- 1) by providing with this application, copies or scanned copies of the documents which an applicant has provided, to demonstrate their entitlement to work in the UK (which do not need to be certified) as per information published on gov.uk and in guidance.
- 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Home Office online right to work checking service.

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

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

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not

subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

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

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

Current Licence number:854693 – Shadow Licence Application for Landlord

Trading name and address: The CLF Art Cafe133 Unit A1, A2, A3, AG1 & Bsmt A 133
Copeland Road SE15 3SN

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 the DPS 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.

112 - This licence allows for the premises to remain open for non-standard timings as stated on the days below. During new year's eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New year's eve).

113 - This licence allows for the premises to remain open for the sale or supply of alcohol for non-standard timings as stated below on the following days: During new year's eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New year's eve).

114 - This licence allows for the premises to extend the following licensable activities for non-standard timings as stated below on the following days: Plays, films, live music, recorded music, performance of dance, facilities for making music and facilities for dancing: During new year's eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New year's eve).

115 - This licence allows for the premises for the provision of late night refreshment for non-standard timings stated below on the following days: During new year's eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New year's eve).

156 - All SIA Staff are required to record their details, including SIA Badge number, in a booking on/off register.

162 - A security search of the premises is conducted prior to opening to the public and a record kept of who conducted the search.

288 – A CCTV system be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing an image of every person who enters the premises.

289 - All CCTV footage shall be kept for a period of thirty one (31) days and shall, upon request, be made immediately available to Officers of the Police and the Council.

290 - SIA registered door supervisor, one of whom shall be a female, shall be employed at all times after 22.00hrs until the terminal hour. This requirement is restricted to days when the premises

licence permits operation past 23.00hrs i.e. Friday/Saturday/Sunday and any days for non-standard timings. SIA door supervisors shall be provided with hand held metal detection units in order to ensure that searches are carried out in respect of all admissions to the premises, whether members of the public or performers and their assistants and mechanical counting devices to ensure that the maximum accommodation limit of the premises is not exceeded..

298 - Signs shall be displayed in the entrance foyer to the premises that state 'Drugs Free Zone' and 'No Search No Entry, Management reserve the right to refuse entry'.

302 - All matters relating to drugs shall be in accordance with any current Metropolitan Police Service guidance in relation to drugs in nightclub / entertainment venues. A copy of any such guidance shall be kept at the premises and be made available / accessible to officers of the council or police immediately on request.

303 - The licensee shall require any regular and external promoters, or any other 3rd parties hiring the premises, to complete the 'Promotion Event Risk Assessment - Form 696' (or equivalent) provided by Southwark Police Licensing Unit and, once completed, the licensee shall ensure that a copy of the form is provided to the central police licensing unit as detailed on the form and also to Southwark Police Licensing Unit a minimum of fourteen days prior to the date of the event.

307 - The maximum number of persons that may be accommodated at the premises at any one time shall not exceed 1050 as follows: Basement: 100 Ground floor: 50 First (1st) floor: 350 Second (2nd) floor: 300 Third (3rd) floor: 250

311 - Suitable notices shall be displayed and announcements made requesting people to leave the premises in quiet and orderly manner so as not to disturb local residents.

313 - Ground Floor Front (SW) Court Yard - No amplified music or speech be permitted to be performed on or broadcast on to courtyard - No artificial lighting other than that to facilitate the safe passage of patrons to, from and on the courtyard - The courtyard be closed to patrons by 02:00 each day, but thereafter may be used as smoking area but no drinks to be taken out on the courtyard after this time.

336 – A Personal Licence holder is on the premises and on duty at all times that intoxicating liquor is supplied.

340 - The Premises Licence holder and/or Designated Premises Supervisor join and support a local Pub Watch Scheme should there be one in existence for the area in which the premises is located.

341 - Basement, Ground, First (1st), Second (2nd) and Third (3rd) floors of the premises: a) That each of the above floors is equipped with adequate and sound insulated means of extract ventilation and replacement air. b) That permanent sound limiting devices (or other similar sound limiting equipment) shall be installed on each of the above floors and shall be in use at all times that amplified sound is provided on any of the above floors. c) That the sound limiting devices (or other similar sound limiting equipment) are calibrated so that amplified sound at the premises does not give rise to public or statutory nuisance. d) That any temporary or permanent amplification system(s) and any amplified instrument(s) used on any of the above floors shall be connected to the sound limiter device (or other similar sound limiting equipment) installed on that floor. e) That no music be played in the theatre lounge / cafe in the south west corner of the premises. f) That all north facing windows on the first (1st), second (2nd) and third (3rd) floors of the premises are maintained shut during performance of regulated entertainment.

343 The premises shall enforce a no re-admissions policy after 23:00hrs on weekends and during late night events.

344 A refusal book shall be introduced and details of all refusals recorded.

345 Fixed / fitted seating on the 3rd floor of the premises shall only be temporarily removed or reconfigured during the performance of plays, and not during any other licensable activity except for sales of alcohol and provision of late night refreshment that is ancillary to the performance of a play

346- The promotion, staging or exhibition of works that will cause offence or incite violence shall be avoided.

347- The display, staging or exhibition of sexually explicit material in any form shall be prohibited.

348 - Access to the premises shall be restricted to persons under 18 (unless accompanied by an adult). All persons under the age of 18 shall be denied access after 22:00hrs.

349- Only plastic containers and toughened glass shall be used for the serving of beverages after 22:00 during the staging of late night events.

350 - A drugs and weapons box shall be provided at the entrance to the premises.

351 - The opening times shall be displayed at the entrance to the premises.

352 - No open containers of alcohol or any other drink shall be taken outside of the premises.

353 - The premises shall only use the private courtyard and alleyway as a designated smokers area.

354 – A written dispersal policy shall be devised and be implemented at the premises at all times that the premises are in use in accordance with the Licensing Act 2003. The dispersal policy shall be available / accessible at the premises at all times the premises are in use, and shall be provided immediately to officers of the council or police on request. All staff shall be trained in regards to the dispersal policy. A record of such training shall be kept. The training record shall include the name of the trainer, the name of the trainee, the date of the training and the trainer and trainee's signatures. The training record shall be available / accessible at the premises at all times the premises are in use and shall be provided immediately to officers of the council or police on request.

355 - Access shall be denied and no counterfeit products such as alcohol, tobacco, DVDs, CDs will be supplied or sold at the venue.

356 - An incident log shall be kept at the premises detailing any problems relating to crime and disorder at the premises.

357 - Necessary fire signage shall be clearly displayed and kept in good condition.

358- Secondary emergency lighting units, independent from the mains supply shall be provided to THE FIRE EXIT ROUTES AND FIRE EXIT DOORS. The illumination provided by each unit shall be sufficient to enable members of the public to make their way out of the premises in safety at any one time.

359- Monthly health, safety and fire prevention meetings shall be hosted with tenants from relevant businesses located in CIP house.

360 - Sound limiters shall be fitted and set to appropriate levels on all levels to ensure all music is kept to an acceptable and legal level.

361 - The premises shall use the corridor which connects to the private courtyard for the queuing of customers arriving at the venue to avoid noise disturbance to the surrounding area. The corridor shall also be used to ensure the smooth dispersal of customers leaving the premises.

362 - First aid kits shall be provided and all staff shall be trained in basic first aid.

363 - A premises greeting / security station shall be set up at the private courtyard entrance so as avoiding queuing, admission, security issues.

364 - All rubbish shall be stored on site at the rear of the venue in the Copeland Road Industrial Park car park. Post operation clean ups and bin collections shall only take place between 08:00hrs and 20:00hrs.

365 - The front of the premises shall be kept clean and free of rubbish at all times.

366 - The perimeter of the premises shall be regularly checked to ensure that the premises is not creating public nuisance.

367 - A minimum of 1 staff member shall be present per 50 children during the staging of children specific events.

368 - Irresponsible drinks promotions shall be avoided at the premises.

369 - There shall be the provision of fire precaution and alarms, training of staff to implement significant findings of risk assessment.

370 - All child specific films or animation screenings shall be seating only.

371 - A policy shall be developed, implemented and continually evolved for keeping children safe from harm. All staff shall be trained to ensure that they are able to implement the policy.

372 - An accessible complaints system shall be put into place to ensure children are able to report any forms of inappropriate or violent behaviour towards them. This shall include a system to report any issues or concerns relating to the welfare of children to the local police, education authority and/or social services.

374 - The licensee shall set maximum volume and bass levels to ensure that any music, speech or song from licensed entertainment from any/all of the spaces where licensed entertainment is permitted is not audible in nearby residential premises or will cause a public nuisance in the vicinity of the premises.

376 - Should there be any change to the equipment involved in the broadcast or limiting of sound from licensed entertainment in any of the spaces where licensed entertainment is permitted, the sound limiter/s shall be re-set, using a qualified sound engineer, to ensure that any music, speech or song from licensed entertainment is not audible in nearby residential premises or will cause a public nuisance in the vicinity of the premises.

377 - All speakers for the broadcast of sound shall be isolated from the structure of the premises by anti-vibration mountings or mats.

378 - Any additional amplification equipment imported on to the premises by third parties shall be connected to and use the sound limited circuit. No additional front-of-house amplification shall be imported onto the premises at any time.

379 - Live music performers may bring backline amplification onto the premises subject to the following limitations Guitar amplifiers: no more than one speaker cabinet per performer, containing no more than two speakers of up to 12" diameter. Bass and keyboard amplifiers: no more than one speaker cabinet per performer, containing no more than one speaker of diameter 15", or, no more than two speakers of diameter 12", or, no more than 4 speakers of diameter up to 10".

380 – The premises licence holder shall install an adequate and suitable internal ventilation or air cooling system in all of the spaces where licensed entertainment is permitted by the licence.

381 - Patrons shall not be permitted to take drinks into the smoking area or anywhere outside the premises after 02:00hrs

382 - External waste handling, collections, deliveries (including performers equipment) and the cleaning of external areas shall only occur between the hours of 08:00hrs and 20:00hrs.

383 - Suitable and sufficient health and safety risk assessments are carried out and include dealing with violence and aggression in the premises. The risk assessment submitted is Fire Risk assessments only and not a Health and Safety risk assessment.

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 glamourise 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 - Free potable water is provided on request to customers where it is reasonably available.

488 - (1) The premises licence 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,

4AB - All staff involved in the sale of alcohol shall be trained in the age check 'Challenge 25' policy. A record of their training, including the dates that each member of staff is trained, shall be available for inspection at the premises on request by the Council's authorised officers or the Police.

4AC - Age check or 'Challenge 25' signage shall be displayed at entrances to the premises, areas where alcohol is displayed for sale and at points of sale to inform customers that an age check 'Challenge 25' policy applies and proof of age may be required.

4AI - A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the policy. The register shall be available for inspection at the premises on request by Council authorised officers or the Police.

Tear, Jayne

From: [REDACTED]
Sent: 31 July 2025 11:28
To: Tear, Jayne
Subject: FW: Application for a new premises licence under the Licensing Act 2003 for The CLF Art Cafe, Block A, Bussey Building, 133 Copeland Road SE15 3SN our ref A48103
Attachments: 12_AP_1160-DECISION_NOTICE-2434745.pdf

Hi Jayne,

fyi

From: Binya, Raymond <Raymond.Binya@southwark.gov.uk>
Sent: Friday, July 25, 2025 1:08 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]
Subject: Application for a new premises licence under the Licensing Act 2003 for The CLF Art Cafe, Block A, Bussey Building, 133 Copeland Road SE15 3SN our ref A48103

Dear Licencing Team,

RE: New premises application to be granted under the Licensing Act 2003.

Application reference number: 886548

Address: The CLF Art Cafe
 Block A, Bussey Building
 133 Copeland Road
 London
 SE15 3SN

The premises has been described as “Licensed events venue / multi-use space” and seeks licence for activities:

- a) plays
- b) films
- e) live music
- f) recorded music
- g) performance of dance
- h) anything of a similar description to that falling within (e), (f) or (g)

On behalf of the Environmental Protection Team (EPT), I can confirm that we do not object to the application in principle, subject to the proposed conditions being formally incorporated into the operating schedule, should the licence be granted.

However, I note that the proposed trading hours for Fridays and Saturdays extend beyond the recommended terminal hours as set out in Southwark Council’s Statement of Licensing Policy (2021–2026). As such, the question of whether to permit a deviation from policy is a matter for the Licensing Sub-Committee to determine. I therefore defer to the committee’s judgement on this matter.

Finally, I would like to highlight that the premises benefits from planning consent under reference 12/AP/1160, which includes the change of use from B1 (light industrial) to theatre/performance (sui generis) and drinking establishment (A4) on the third floor, as well as amendments to previously approved operating hours on all floors.

The associated decision notice contains relevant conditions relating to:

- Noise insulation and containment (Condition 4), and
- Internal ventilation systems (Condition 6)

To my knowledge, these conditions have not yet been discharged. I therefore recommend that the applicant consults with the Planning Team to ensure the discharge of these planning conditions to remain compliant with the consent and to support the proper management of noise and ventilation impacts.

Kind Regards

Raymond Binya MSc MCIEH MEnvSc

Principal Environmental Protection Officer

Environmental Protection Team | Environment, Sustainability and Leisure

Southwark Council

T: 0207 525 4809

W: www.southwark.gov.uk



airTEXT - a free subscription service: daily information on pollution and more, by text, email, voicemail, or mobile phone app; download from: <http://www.airtext.info/>

Southwark Website - information on what you can do to improve air quality.

See: <https://www.southwark.gov.uk/planning-environment-and-building-control/environment/air-quality>

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

NRMM LEZ standards are changing!

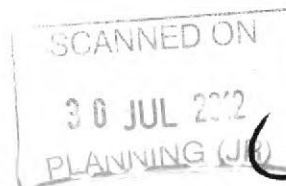
From January 2025 standards will be EU Stage IV across Greater London.

Details are on the GLA website: [Non-Road Mobile Machinery \(NRMM\) | London City Hall](#)

TP(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

PLANNING PERMISSION

Applicant Mr M. Smith
The Chronic Love Foundation (CLF)
Date of Issue of this decision 27/07/2012

LBS Registered Number 12/AP/1160**Planning Permission was GRANTED for the following development:**

Change of use from B1 (light industrial) to theatre/performance (sui generis) and drinking establishment (A4) space on the third floor;

along with the variation of condition 5 of previously approved consent 09-AP-2384 for 'Change of use from light industrial (Class B1) to a Bar (Class A4) and Theatre (Sui Generis) with ancillary Exhibition Space (Class D1), Sandwich Bar (Class A1), Office (Class B1) and TV/Web production suite (Class B1) on the first and second floors' to allow the amendment of approved hours of operation in the event that the premises is used as a Sandwich Bar (Use Class A1), Drinking establishment (Use Class A4), Theatre (Use Class Sui Generis) or Exhibition Space (Use Class D1)

from of 09:00 to 23:00 Monday to Thursday, 09:00 to 02:00 Friday and Saturday and 09:00 to 22:00 on Sunday and Bank Holidays

to 09.00 to 23.00 on Monday to Wednesday, 09.00 to 02.30 on Thursdays, 09.00 - 06.00 Fridays and Saturdays and Bank Holidays and 09.00 to 22.00 Sundays for all approved uses on the first, second and third floors of the building.

At: UNITS A1.1, A2.1 AND A3.1, BLOCK A, CIP HOUSE, COPELAND INDUSTRIAL PARK, 133 COPELAND ROAD, LONDON, SE15 3SN

In accordance with application received on 10/04/2012 Your Ref. No.:

and Applicant's Drawing Nos. Site plan, CLF 1/F Art Cafe & Performance Space, CLF 2/F Studios, Art Lounge & Community Space, CLF 3/F Theatre & Performance Space; Accessibility & Transportation Considerations.

Reasons for granting permission.

This planning application was considered with regard to various policies including, but not exclusively:

a) Saved Southwark Plan Policies:

- 1.4 'Employment sites outside preferred office locations and preferred industrial locations' - seeks to protect non-designated employment sites;
- 1.7 'Development within town centres' - seeks appropriate development within town centres;
- 1.11 'Arts, culture and tourism uses' - promotes cultural development in the right place and in the right form;
- 2.2 'Provision of new community facilities' - promotes appropriate community facilities within the borough;
- 3.2 'Protection of amenity' - seeks to protect and enhance amenity standards throughout the borough;
- 3.4 'Energy efficiency' - seeks that all new development is carried out in an energy efficient fashion;
- 3.14 'Designing out crime' - Seeks that new development is design in order to minimise opportunity for crime;
- 5.2 'Transport impacts' - aims to ensure that all new development does not adversely impact upon the local highway network;
- 5.3 'Walking and cycling' - encourages the use of walking and cycling in new development;
- 5.6 'Car parking' - ensures all development has adequate parking provision;
- 5.7 'Parking standards for disabled people and the mobility impaired' - ensures that all new development provides adequate parking provision for the disabled and mobility impaired.

b) Core Strategy Policies:

Policy 2 'Sustainable Transport' seeks that development utilises alternative modes of transport to the car
Policy 3 - Shopping, leisure and entertainment encourages appropriate shopping, leisure and entertainment uses.
Policy 10 - Jobs and businesses seeks the promotion of a strong local economy.
Policy 13 'High Environmental standards' seeks that all development is carried out in accordance in accordance with sustainable principles.

c] London Plan 2011

- Policy 4.1 - Developing London's economy
- Policy 4.3 - Mixed use development and offices

d] National Planning Policy Framework

- 1). Building a strong competitive economy
- 4). Promoting sustainable transport

Particular regard was had to the potential for noise and general disturbance that would result from the proposed development and amended hours of operation but it was considered that this would be outweighed by the implementation of appropriate measures for sound insulation and ventilation required by any consent granted and the location of the site within a major town centre. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following nine conditions:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

Site plan, CLF 1/F Art Cafe & Performance Space, CLF 2/F Studios, Art Lounge & Community Space, CLF 3/F Theatre & Performance Space

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the premises before the use of the premises is commenced and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with saved policy 3.2 'Protection of Amenity' of the adopted Southwark Plan and Strategic Policy 13 - 'High Environmental Standards' of the adopted Southwark Core Strategy.

- 4 The whole of the disable car parking shown on the drawings hereby approved, or approved subsequently in accordance with any condition of this permission, shall be made available, and retained for the purposes of disable car parking and no trade or business shall be carried on there from.

Reason

In order to provide an adequate provision of disable car parking spaces at the site in the interest of access for all and in accordance with saved Plan policy 5.7 'Parking Standards for Disable People and the Mobility Impaired' of the Adopted Southwark Plan 2007.

- 5 The applicant shall submit details of the noise insulation and containment proposed for the southern elevation of the premises, for approval by the Local Planning Authority, within 6 weeks of any permission being granted, and, shall undertake the approved works within 3 months of any permission being granted.

Reason

To protect the amenity of nearby premises from substantial noise intrusion in accordance with saved plan policy 3.02 'Protection of Amenity' of the Adopted Southwark Plan and Strategic Policy 13 'High Environmental Standards' of the Adopted Southwark Core Strategy 2011

Continued overleaf...

TP(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

PLANNING PERMISSION**LBS Reg. No. 12/AP/1160****Date of Issue of this decision 27/07/2012**

- 6 The applicant shall submit details of an internal ventilation system for the premises, for approval by the Local Planning Authority, within 6 weeks of any permission being granted, and, shall then undertake the approved works within 3 months of any permission being granted.

Reason

To protect the amenity of nearby premises from substantial noise intrusion in accordance with saved plan policy 3.02 'Protection of Amenity' of the Adopted Southwark Plan and Strategic Policy 13 'High Environmental Standards' of the Adopted Southwark Core Strategy 2011.

- 7 The uses hereby permitted for theatre (sui generis), cafe and drinking establishment (A4) purposes shall not be carried on outside of the hours 09.00 to 23.00 on Monday to Wednesday, 09.00 to 02.30 on Thursdays, 09.00 - 06.00 Fridays, Saturdays and Bank Holidays and 09.00 to 22.00 Sundays and Bank Holidays.

Reason

To ensure that there is no loss of amenity through noise and disturbance to residential properties in close proximity to the site in accordance with saved plan policy 3.02 protection of amenity of the Adopted Southwark Plan 2007 and Strategic Policy 13 'High Environmental Standards' of the Adopted Southwark Core Strategy 2011.

- 8 Notwithstanding the provisions of Class D1(h) of the Town and Country Planning (Use Classes) Order (as amended) and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders) the D1 use hereby permitted shall not include any use for, or in connection with, public worship or religious instruction.

Reason

To ensure no loss of amenity through noise and disturbance to the adjoining residential occupiers, in accordance with policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 9 Details of the facilities to be provided for the storage of cycles shall be submitted to and approved in writing by the local planning authority within 6 months of this planning permission and shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with policy 5.3 Walking and cycling of the Southwark Unitary Development Plan 2007.

Continued overleaf...

TP(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

www.southwark.gov.uk**PLANNING PERMISSION****LBS Reg. No.** 12/AP/1160**Date of Issue of this decision** 27/07/2012Signed *Gary Rice*

Head of Development Management

Your attention is drawn to the notes accompanying this document

Any enquiries regarding this document should quote the LBS Registered Number and be sent to the Head of Development Management, Southwark Council, Chief executive's department, Planning division, Development management, PO Box 64529, London SE1 5LX, or by email to planning.applications@southwark.gov.uk

UPRN: 200003493047

checked by



TP/2744-133

PLANNING PERMISSION

LBS Registered Number: 12/AP/1160

Date of issue of this decision: 27/07/2012



www.southwark.gov.uk

IMPORTANT NOTES RELATING TO THE COUNCIL'S DECISION

- [1] **APPEAL TO THE SECRETARY OF STATE.** If you are aggrieved by this decision of the council as the local planning authority to grant permission subject to conditions you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you appeal you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at www.planningportal.gov.uk/pcs. You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at www.planning-inspectorate.gov.uk. The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the Planning Portal. This may include a copy of the original planning application form and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- [2] **PURCHASE NOTICE.** If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.
- [3] **PROVISIONS FOR THE BENEFIT OF THE DISABLED.** Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
- (i) Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
 - (ii) Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
 - (iii) Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.
- [4] **OTHER APPROVALS REQUIRED PRIOR TO THE IMPLEMENTATION OF PLANNING PERMISSION.** The granting of planning permission does not relieve the developer of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities [including the London Borough of Southwark] entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property.
- [5] **WORKS AFFECTING THE PUBLIC HIGHWAY.** You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.
- [6] **THE DULWICH ESTATE SCHEME OF MANAGEMENT.** Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].
- [7] **BUILDING REGULATIONS.** You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].
- [8] **THE PARTY WALL Etc. ACT 1996.** You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a

neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

IMPORTANT: This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

--

From: [REDACTED]
 Sent: Tuesday, August 12, 2025 4:51 PM
 To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
 Subject: Re Objection to granting of Shadow License Application 886548 by Copeland Park Partnership or Jonathan Leslie Wilson and Lorelie Daphne Wilson

Name: [REDACTED]
 Address: [REDACTED]
 Peckham, [REDACTED]
 Email Address: [REDACTED]
 Date: Aug 12 2025
 Objection To: Shadow License Application 886548

Re Objection to granting of Shadow License Application 886548 by Copeland Park Partnership or Jonathan Leslie Wilson and Lorelie Daphne Wilson

My name is [REDACTED] (known as [REDACTED]) and I am a local Peckham Resident of over 20 years as well as the current Premises License holder for and owner of The CLF Art Cafe (License Number 854693). I am also the person responsible for the design of the original granted application and safe running of the venue from 2008-2020, with over 30 years experience in successfully running venues and hosting events around the world, primarily in Peckham.

It has been brought to my attention that Copeland Park Partnership & Jonathan Leslie Wilson and Lorelie Daphne Wilson have made an Application for a Shadow License at the same premises. However not only is the application itself incorrect (something I have advised Southwark Licensing of and included at end of this email) but the possible granting of a shadow license, i believe poses a serious threat to the prevention of crime and disorder and prevention of public nuisance and poses a risk to public safety should it be granted.

The main reasons i object to the granting of a shadow license is that the safeguards and treatments put in place to allow for the granting of The CLF Art cafe's original license and operation of a safe positive business (13 years) that allowed us to answer the 4 licensing conditions - have all been removed by Copeland Park Partnership/Jonathan Leslie Wilson and Lorelie Daphne Wilson. Hence we object. Fearing for the health and safety of guests should a shadow license be granted.

Some of the things that Copeland Park have done, making it impossible to operate with the proposed shadow license as follows...

- 1: Copeland Park Partnership have removed all soundproofing (both sides each floor) for levels 1, 2 and 3 of the CLF Art Cafe venue, with glass windows taking the place of soundproofing. Something that will lead to Noise Pollution, especially at night, giving rise to public nuisance such as noise pollution.
- 2: All Internal toilets have been removed from The CLF Art Cafe, leaving only communal corridor toilets for use which, not only can they not handle the numbers of people that the license permits, but they are also used by Bussey Building residents,

so no way to keep safe. Monitoring capacity, safety checks etc. Operating in this manner gives rise to public safety issues.

3: There is no longer exclusive use of the front courtyard at night for The CLF Art cafe. The courtyard also losing approx 50% of space for tables and chairs, meaning that in case of emergency, fire exit routes will be obstructed as the courtyard is too small to handle the 1050 patrons should the shadow licence be granted, so posing a serious threat to public safety, especially in the case of emergency.

4: When the original license was granted, the CLF Art Cafe had exclusive control of the 133 Rye lane Main entrance corridor after 11pm and the side gate leading to Copeland Park (escape route), allowing us to correctly control and manage our audience. This is no longer the case, with Copeland Park leaving all doors open and allowing anyone to walk through the site at any time. Meaning it is now impossible to keep patrons safe and extremely difficult/nay impossible to control and monitor who is on site, making even doing things such as perimeter checks void/useless. Again this poses a great risk to prevention of crime and disorder, prevention of public nuisance and threat to public safety, especially in case of emergency such as fire.

5: When the original license was granted, the rear entrance at 133 Copeland Rd (after 11pm) acted as the CLF Art Cafes secondary rear Fire Exit in case of emergency (as no other businesses operated late night), today this is not the case. With several new late night businesses open, including the 300 capacity JUMBI operating at the rear of the site (Near Copeland Park Entrance) as well as the 1000+ capacity Unit 08 Warehouse (next to Fire exit) - All of which put enormous pressure on said Copeland Rd Fire Exit. This again poses a threat to public safety.

6: If the Shadow License was granted, it would leave 1 door (Part of a larger gate, which is mostly closed) on Copeland Road to potentially handle 3000+ people (should the rye lane entrance be inaccessible). Also should any incident occur at The Copeland Road end of Copeland Park, it would leave the long corridor leading to 133 Rye Lane as the main other exit route. Said route that would struggle to handle the patron load especially as there is another 220 capacity venue Peckham Audio at 133 Rye Lane (Main Copeland Park site entrance/Fire Exit) + several other new businesses at Copeland Park that rely on said fire exits.

Note: In Addition to Copeland Pak and Rye Lane Exits - The main fire exit corridor between the Bussey Building and RJK Building (opposite CLF Art Cafe / Bussey Building Block A emergency exit) now has a further 300 capacity venue The Lost Edition, which opens late, with said corridor + Fire Exits also being utilised by / relied on by Block A 170 cap Bussey Rooftop Bar and 160 cap Rooftop Cinema.

Should the Shadow License be granted, the above changes to Copeland Park's operations would pose a threat to public safety, create a rise in Public nuisance and lead to issues of crime and disorder.

6: When original license was granted, the CLF Art Cafe used the long Corridor and Rye Lane itself (exclusively) to Queue customers at night, however there is now a 220 Capacity venue Peckham Audio at 133 Rye Lane, who utilise the Rye Lane

space as a smokers area and Rye lane to Queue customers, meaning that it will now be impossible for the Shadow Premises License to work effectively or safely.

Having nowhere to Queue customers and non-exclusive use of the Rye lane corridor or courtyard poses a threat to the safety of patrons and will create issues of public nuisance.

7: Copeland Park Is now open (front & rear) 24-7, with zero control of who enters the site, what they do and where they are going - making it impossible to keep the venue safe. This new 'open all day' system making it impossible to answer 3 of the licensing conditions in the proposed shadow Premises license application. Namely: prevention of crime and disorder, prevention of public nuisance and hazard to public safety.

8: If the Shadow license is granted, you will have a combined number of over 3300+ people using said Rye Lane Entrance/Area, with approx 3050 people coming from and reliant on Copeland Park to keep them safe. Again this poses a threat to public safety and potential for public nuisance, especially at night.

Without all of the above issues being addressed, we object in the strongest terms to the granting of a Shadow Licence.

I believe that granting of a Shadow Premises License poses a major threat to public safety, prevention of public nuisance and prevention of crime and disorder. If a license was granted, I (for the sake of the safety of patrons who would attend the venue) would like or expect an application for a brand new premises license to be applied for. One that takes into consideration the Copeland Park as it runs today and as such and re-designed/updated accordingly in order to answer the 4 licensing objectives. Not as is the current situation, where a shadow license is being applied for based on how the Copeland Park Site was run in 2011, or 2014 which is when the original license was granted and 2014 amended.

As mentioned, Copeland Parks Site Operations have changed dramatically, hence any Premises License Granted could take that into consideration and be designed and 'conditioned' accordingly to allow for the safe use of the building and answering of the 4 licensing conditions. Potentially granting the Shadow License does not do that.

Hence I Object.

IMPORTANT NOTE:

Re Urgent Incorrect Shadow License Application 886548 by Copeland Park Partnership / Jonathan Leslie Wilson and Lorelie Daphne Wilson

As mentioned the Shadow License Application has been done incorrectly and as such we would ask that it is rejected and started again + issued correctly.

Major Issues as follows;

1: The Application Date for the Shadow License on your portal is July 11 2025, yet their Blue (A4) Public Notice displayed outside Block A of The Bussey Building is dated July 15 2025, 4 days after application, which I believe is incorrect. In the past we were advised that posters had to be displayed within 24hours.

2: The names on the on-line application and the public poster do not match.

A4 Public Notice Poster states the name of Applicants as Copeland Park Partnership, yet the On-Line Application 886548 has a different name - Trading name and address marked as The CLF Art Cafe and the applicant names as Jonathan Leslie Wilson and Lorelie Daphne Wilson, which do not match the poster, which is incorrect.

Said application also giving the impression that we / The CLF Art Cafe are applying for the Shadow license which we aren't. There is no mention of Copeland Park Partnership on the on-line application.

Having had License applications rejected and then restarted for the most minor of typos, we would ask that this application is rejected and started again.

IMPORTANT: It is also impossible for the General Public to know who they are objecting to, as the on-line application mistakenly looks like we The CLF Art Cafe are applying?? Which we are not.

3: The Public Poster is A4, which I believe is the wrong size. When applying for premises licenses in the past we have been advised to use A2 Blue Posters. Pls advise if this is correct. If so, again the shadow license application should be started again/nullified.

4: The Public A4 Poster is displayed inside Copeland Park Only and not visible to the general public. Note, when The CLF Art Cafe originally applied we were told by Southward's Licensing that we had to have Blue A2 Posters in 2 locations. One outside Block A Bussey Building and 2 signs on Rye Lane (one at The CLF Art Cafe entrance at 133 Rye Lane, the other 50m towards Peckham Rye Station, on the wall under the bridge) both of which would have been seen by the general public. We were told that this was essential so that the public were alerted of our application.

This is something that currently isn't happening. Another reason why this Shadow License Application is incorrect and should be either started again or rejected.

Your Sincerely,

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

Tear, Jayne

From: Dadds Office [REDACTED]
Sent: Thursday, August 21, 2025 1:20 PM
To: Tear, Jayne <Jayne.Tear@SOUTHWARK.GOV.UK>
Cc: Dadds Office [REDACTED] David Dadds [REDACTED]
Subject: RE: APPLICATION FOR A PREMISES LICENCE - Block A, Bussey Building, Copeland Road, SE15 3SN

Dear Jayne

Please find attached letter from David Dadds regarding the OP Rep received for the above application.
We look forward to hearing from you.
With thanks

Kind regards

Dadds LLP Licensing Solicitors

[REDACTED]

[REDACTED]

Information in this message is confidential and may be legally privileged. It is intended solely for the person to whom it is addressed. If you are not the intended recipient, please notify the sender, and please delete the message from your system immediately.
This firm does not accept service by way of email of court proceedings, other proceedings or formal notices of any kind on behalf of clients without specific prior written agreement.

Ms Jayne Tear
Principal Licensing Officer
Southwark Council Licensing Unit
160 Tooley Street
London
SE1 2QH

Our Ref: nm/ja/BLA1-16/2145

Your Ref:

21st August 2025

By email only: Jayne.Tear@southwark.gov.uk

Dear Ms Tear

Re: Premises licence Application - Block A, Bussey Building, Copeland Road, SE15 3SN

We write with reference to the above and confirm we act for the applicant.

We ask the Authority to reject the representation submitted by the **former tenant** under Regulation 31 of the Licensing Act 2003 (Premises Licences and Club Premises Certificates) Regulations 2005, as it is irrelevant to the licensing objectives and/or frivolous or vexatious.

The points raised (e.g., poster size, dates, name formatting, placement) are either factually wrong or immaterial to the licensing objectives. Even if correct, they do not go to crime and disorder, public safety, public nuisance, or protection of children from harm. (See the statutory framework for relevant representations and the Secretary of State's guidance.)

The representation relies on unparticularised claims about site-wide safety/noise which are unsupported by evidence and do not address the likely effect of this specific application on the licensing objectives.

The representation arises in the context of a commercial dispute between the landlord and the former tenant—an indicator of a vexatious motive recognised in local guidance on representations (for example, disputes between rival/commercial interests).

No objection has been made by those charged with the objectives in question (police for crime and disorder; public safety). The s.182 Guidance confirms licensing authorities typically look to the police as the main source on crime and disorder. The absence of RA concern underscores the speculative nature of the representation.

The former tenant does not live locally and is unlikely to be directly affected by the proposed activities; that goes to the weight (at most) and supports the conclusion that the representation is vexatious rather than relevant. (Guidance emphasises evidence-based, objective impacts; anonymous/remote assertions carry limited weight.)

For completeness, if the Authority proposes not to reject, please treat this email as a request for written reasons and ensure the notification requirements are followed under Regulation 32.

Dadds Solicitors

[Redacted signature block]

To summarise, there has been a commercial dispute between the landlord and former tenant, which the statutory guidance (s.182, para 9.5) recognises as a hallmark of vexatious representations. Furthermore, the individual would not be affected by the activities within the building as he does not live within the immediately vicinity and this add further weight to the suggestion that the representation is vexatious.

Please confirm receipt and whether the representation will be rejected or admitted.

I look forward to assisting you in this matter.

Yours sincerely

A black rectangular box redacting the signature of David Dadds.

David Dadds
Dadds LLP

Tear, Jayne

Subject: FW: APPLICATION FOR A PREMISES LICENCE - Block A, Bussey Building, Copeland Road, SE15 3SN

From: Tear, Jayne
Sent: Friday, August 22, 2025 12:15 PM
To: Dadds Office [REDACTED]
Subject: RE: APPLICATION FOR A PREMISES LICENCE - Block A, Bussey Building, Copeland Road, SE15 3SN

Dear Mr Dadds

RE: Premises licence Application - Block A, Bussey Building, Copeland Road, SE15 3SN

Thank you for your letter of 21 August 2025.

I have further considered the representation submitted by an other person and am satisfied that the representation is relevant under s.18(6) Licensing Act 2003 in that it is about the likely effect of the grant of the premises licence on the promotion of the licensing objectives (s.18(6)(a) LA2003) and also meets the requirements under s.18(7) in that it was made within the consultation period, it has not been withdrawn and in my view is not frivolous or vexatious under reg. 31 of the Licensing Act 2003 (Premises Licences and Club Premises Certificates) Regulations 2005.

Concerning your point that the person who submitted the representation doesn't live in the vicinity of the premises, the vicinity test was removed from the Licensing Act under Part 2, Chapter 1 of the Police Reform and Social Responsibility Act 2011. Regardless, the person that submitted the representation does reside in the vicinity in any event.

Although the police maybe the main source of advice on crime and disorder, it is not the only source and as the current premises licence owner, has knowledge of the operation of the premises.

The representation itself raises issues such as:

- The removal of soundproofing from the premises etc. Prevention of Public Nuisance
- The removal of the toilets - Public Safety/Prevention of Public Nuisance
- Issues with the potential obstruction of fire exits because use of the front courtyard is no longer for the premises exclusive use - Public Safety
- Issues of dispersal via the 133 Rye Lane Main entrance corridor - Prevention of crime and disorder/Prevention of Public Nuisance/Public safety

These are matters relevant to promotion of the licensing objectives.

It is for the licensing authority to determine whether a representation is frivolous or vexatious (para 9.5, s.182 guidance) and even if the representation were considered borderline, which it is not, you are reminded of para 9.9 of the s.182 guidance that the benefit of the doubt about any aspect of a representation should be given to the person making that representation and should go to a Licensing Sub-Committee to amplify and clarify matters. You also can make submissions to the committee for the representation to be disregarded.

I am therefore satisfied that no irregularity has occurred that requires addressing under s.32 the Licensing Act 2003 (Hearings) Regulations 2005). Again, you may make submissions to the Licensing Sub-Committee and the representation can be disregarded if it so chooses.

Under paragraph 89 (Table 1) of Southwark's Statement of Licensing Policy 2021-2026, it is for officers to make decisions concerning representations and the relevance.

Although I am satisfied that consultation and advert/posters etc. have been properly carried out correctly, I am of the view that the representation is not frivolous or vexatious,

This decision is final.

Any further matter concerning this representation should be made either the Licensing Sub-Committee at the hearing on 9 September 2025 or to my manager as a stage 1 corporate complaint, details of which can be found at [Corporate complaints, comments and compliments | Southwark Council](#).

With Kindest regards

Jayne

Jayne Tear - Principal Licensing Officer
Southwark Council | Licensing Unit
160 Tooley Street | London | SE1 2QH
Direct line 020 7525 0396 | Fax 020 7525 5735 | Call Centre 020 7525 2000

From: Dadds Office [REDACTED]
Sent: Thursday, August 21, 2025 1:20 PM
To: Tear, Jayne <Jayne.Tear@SOUTHWARK.GOV.UK>
Cc: Dadds Office [REDACTED] David Dadds [REDACTED]
Subject: RE: APPLICATION FOR A PREMISES LICENCE - Block A, Bussey Building, Copeland Road, SE15 3SN

Dear Jayne

Please find attached letter from David Dadds regarding the OP Rep received for the above application.
 We look forward to hearing from you.
 With thanks

Kind regards

Dadds LLP Licensing Solicitors

[REDACTED]
 [REDACTED]
 [REDACTED]

[REDACTED]

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Licensing Act 2003 Premises Licence



Regulatory Services
Licensing Unit
Hub 1, 3rd Floor
PO Box 64529
London SE1D 5LY

Premises licence number

854693

Part 1 - Premises details

Postal address of premises, or if none, ordnance survey map reference or description	
The CLF Art Cafe Unit A1, A2, A3, AG1 & Bsmt A 133 Copeland Road London SE15 3SN Ordnance survey map reference (if applicable), 534444176334	
Post town London	Post code SE15 3SN
Telephone number [REDACTED]	

Where the licence is time limited the dates

Licensable activities authorised by the licence Plays - Indoors Films - Indoors Live Music - Indoors Recorded Music - Indoors Performance of Dance - Indoors Entertainment Similar to live/recorded music - Indoors Late Night Refreshment - Indoors Sale by retail of alcohol to be consumed on premises
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The opening hours of the premises For any non standard timings see Annex 2 <table> <tr> <td>Monday</td> <td>09:00 - 23:00</td> </tr> <tr> <td>Tuesday</td> <td>09:00 - 23:00</td> </tr> <tr> <td>Wednesday</td> <td>09:00 - 23:00</td> </tr> <tr> <td>Thursday</td> <td>09:00 - 02:30</td> </tr> <tr> <td>Friday</td> <td>09:00 - 06:00</td> </tr> <tr> <td>Saturday</td> <td>09:00 - 06:00</td> </tr> <tr> <td>Sunday</td> <td>09:00 - 23:00</td> </tr> </table>	Monday	09:00 - 23:00	Tuesday	09:00 - 23:00	Wednesday	09:00 - 23:00	Thursday	09:00 - 02:30	Friday	09:00 - 06:00	Saturday	09:00 - 06:00	Sunday	09:00 - 23:00
Monday	09:00 - 23:00													
Tuesday	09:00 - 23:00													
Wednesday	09:00 - 23:00													
Thursday	09:00 - 02:30													
Friday	09:00 - 06:00													
Saturday	09:00 - 06:00													
Sunday	09:00 - 23:00													

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

The times the licence authorises the carrying out of licensable activities

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

Plays - Indoors

Monday	09:00 - 23:00
Tuesday	09:00 - 23:00
Wednesday	09:00 - 23:00
Thursday	09:00 - 02:30
Friday	09:00 - 06:00
Saturday	09:00 - 06:00
Sunday	09:00 - 23:00

Films - Indoors

Monday	09:00 - 23:00
Tuesday	09:00 - 23:00
Wednesday	09:00 - 23:00
Thursday	09:00 - 02:30
Friday	09:00 - 06:00
Saturday	09:00 - 06:00
Sunday	09:00 - 23:00

Live Music - Indoors

Monday	09:00 - 23:00
Tuesday	09:00 - 23:00
Wednesday	09:00 - 23:00
Thursday	09:00 - 02:30
Friday	09:00 - 06:00
Saturday	09:00 - 06:00
Sunday	09:00 - 23:00

Recorded Music - Indoors

Monday	09:00 - 23:00
Tuesday	09:00 - 23:00
Wednesday	09:00 - 23:00
Thursday	09:00 - 02:30
Friday	09:00 - 06:00
Saturday	09:00 - 06:00
Sunday	09:00 - 23:00

Performance of Dance - Indoors

Monday	09:00 - 23:00
Tuesday	09:00 - 23:00
Wednesday	09:00 - 23:00
Thursday	09:00 - 02:30
Friday	09:00 - 06:00
Saturday	09:00 - 06:00

Sunday 09:00 - 23:00

Entertainment Similar to live/recorded music - Indoors

Monday 09:00 - 23:00
 Tuesday 09:00 - 23:00
 Wednesday 09:00 - 23:00
 Thursday 09:00 - 02:30
 Friday 09:00 - 06:00
 Saturday 09:00 - 06:00
 Sunday 09:00 - 23:00

Late Night Refreshment - Indoors

Thursday 23:00 - 02:30
 Friday 23:00 - 05:00
 Saturday 23:00 - 05:00

Sale by retail of alcohol to be consumed on premises

Monday 09:00 - 23:00
 Tuesday 09:00 - 23:00
 Wednesday 09:00 - 23:00
 Thursday 09:00 - 02:30
 Friday 09:00 - 06:00
 Saturday 09:00 - 06:00
 Sunday 09:00 - 23:00

Part 2

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

Michael Smith

Saija Kamarainen

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

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

Saija Kamarainen

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: [REDACTED]

Licence Issue date 01/12/2016

Neighbourhood Nuisance Service Manager
Hub 1, 3rd Floor
PO Box 64529
London. SE1P 5LX

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

4AA The premises shall operate an age check 'Challenge 25' policy whereby customers purchasing alcohol who look or appear to be under 25 years of age will be asked for an approved form of proof of age to verify their age. Approved forms shall include a driving licence, passport or a PASS approved proof of age card such as the Southwark Proof of Age (SPA) card.

4AB All staff involved in the sale of alcohol shall be trained in the age check 'Challenge 25' policy. A record of their training, including the dates that each member of staff is trained, shall be available for inspection at the premises on request by the Council's authorised officers or the Police.

4AC Age check or 'Challenge 25' signage shall be displayed at entrances to the premises, areas where alcohol is displayed for sale and at points of sale to inform customers that an age check 'Challenge 25' policy applies and proof of age may be required.

4AI A register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the policy. The register shall be available for inspection at the premises on request by Council authorised officers or the Police.

112 This licence allows for the premises to remain open for non standard timings as stated on the days below. During new years eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New years eve).

113 This licence allows for the premises to remain open for the sale or supply of alcohol for non standard timings as stated below on the following days: During new years eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New years eve).

114 This licence allows for the premises to extend the following licensable activities for non standard timings as stated below on the following days: Plays, films, live music, recorded music, performance of dance, facilities for making music and facilities for dancing: During new years eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New years eve).

115 This licence allows for the premises for the provision of late night refreshment for non standard timings stated below on the following days: During new years eve and August Bank Holiday weekends, the premises will be open no later than 06:00 (August BH) and 06:00 (New years eve).

156 All SIA Staff are required to record their details, including SIA Badge number, in a booking on/off register.

162 A security search of the premises is conducted prior to opening to the public and a record kept of who conducted the search.

288 That a CCTV system be installed at the premises and be maintained in good working order and be continually recording at all times the premises are in use under the licence. The CCTV System must be capable of capturing an image of every person who enters the premises.

289 That all CCTV footage shall be kept for a period of thirty one (31) days and shall, upon request, be made immediately available to Officers of the Police and the Council.

290 That SIA registered door supervisor, one of whom shall be a female, shall be employed at all times after 22.00hrs until the terminal hour. This requirement is restricted to days when the premises licence permits operation past 23.00hrs i.e. Friday/Saturday/Sunday and any days for non standard timings. SIA door supervisors shall be provided with hand held metal detection units in order to ensure that searches are carried out in respect of all admissions to the premises, whether members of the public or performers and their assistants and mechanical counting devices to ensure that the maximum accommodation limit of the premises is not exceeded..

298 That signs shall be displayed in the entrance foyer to the premises that state 'Drugs Free Zone' and 'No Search No Entry, Management reserve the right to refuse entry'.

302 That all matters relating to drugs shall be in accordance with any current Metropolitan Police Service guidance in relation to drugs in nightclub / entertainment venues. A copy of any such guidance shall be kept at the premises and be made available / accessible to officers of the council or police immediately on request.

303 That the licensee shall require any regular and external promoters, or any other 3rd parties hiring the premises, to complete the 'Promotion Event Risk Assessment - Form 696' (or equivalent) provided by Southwark Police Licensing Unit and, once completed, the licensee shall ensure that a copy of the form is provided to the central police licensing unit as detailed on the form and also to Southwark Police Licensing Unit a minimum of fourteen days prior to the date of the event.

307 That the maximum number of persons that may be accommodated at the premises at any one time shall not exceed 1050 as follows:

Basement: 100

Ground floor: 50

First (1st) floor: 350

Second (2nd) floor: 300

Third (3rd) floor: 250

311 That suitable notices shall be displayed and announcements made requesting people to leave the premises in quiet and orderly manner so as not to disturb local residents.

313 Ground Floor Front (SW) Court Yard

- No amplified music or speech be permitted to be performed on or broadcast on to courtyard
- No artificial lighting other than that to facilitate the safe passage of patrons to, from and on the courtyard
- The courtyard be closed to patrons by 02:00 each day, but thereafter may be used as smoking area but no drinks to be taken out on the courtyard after this time.

336 That a Personal Licence holder is on the premises and on duty at all times that intoxicating liquor is supplied.

340 That the Premises Licence holder and/or Designated Premises Supervisor join and support a local Pub Watch Scheme should there be one in existence for the area in which the premises is located.

341 Basement, Ground, First (1st), Second (2nd) and Third (3rd) floors of the premises:

- a) That each of the above floors is equipped with adequate and sound insulated means of extract ventilation and replacement air.
- b) That permanent sound limiting devices (or other similar sound limiting equipment) shall be installed on each of the above floors and shall be in use at all times that amplified sound is provided on any of the above floors.
- c) That the sound limiting devices (or other similar sound limiting equipment) are calibrated so that amplified sound at the premises does not give rise to public or statutory nuisance.
- d) That any temporary or permanent amplification system(s) and any amplified instrument(s) used on any of the above floors shall be connected to the sound limiter device (or other similar sound limiting equipment) installed on that floor.
- e) That no music be played in the theatre lounge / café in the south west corner of the premises.
- f) That all north facing windows on the first (1st), second (2nd) and third (3rd) floors of the premises are maintained shut during performance of regulated entertainment.

343 The premises shall enforce a no re-admissions policy after 23:00hrs on weekends and during late night events.

344 A refusal book shall be introduced and details of all refusals recorded.

345 That fixed / fitted seating on the 3rd floor of the premises shall only be temporarily removed or reconfigured during the performance of plays, and not during any other licensable activity except for sales of alcohol and provision of late night refreshment that is ancillary to the performance of a play

346 The promotion, staging or exhibition of works that will cause offence or incite violence shall be avoided.

347 The display, staging or exhibition of sexually explicit material in any form shall be prohibited.

348 Access to the premises shall be restricted to persons under 18 (unless accompanied by an adult). All persons under the age of 18 shall be denied access after 22:00hrs.

349 That only plastic containers and toughened glass shall be used for the serving of beverages after 22:00 during the staging of late night events.

350 A drugs and weapons box shall be provided at the entrance to the premises.

351 That the opening times of the premises shall be displayed at the entrance to the premises.

352 No open containers of alcohol or any other drink shall be taken outside of the premises.

353 The premises shall only use the private courtyard and alleyway as a designated smokers area.

354 That a written dispersal policy shall be devised and be implemented at the premises at all times that the premises are in use in accordance with the Licensing Act 2003. The dispersal policy shall be available / accessible at the premises at all times the premises are in use, and shall be provided immediately to officers of the council or police on request. All staff shall be trained in regards to the dispersal policy. A record of

such training shall be kept. The training record shall include the name of the trainer, the name of the trainee, the date of the training and the trainer and trainee's signatures. The training record shall be available / accessible at the premises at all times the premises are in use and shall be provided immediately to officers of the council or police on request.

355 Access shall be denied and no counterfeit products such as alcohol, tobacco, DVDs, CDs will be supplied or sold at the venue.

356 An incident log shall be kept at the premises detailing any problems relating to crime and disorder at the premises.

357 That the necessary fire signage shall be clearly displayed and kept in good condition.

358 That secondary emergency lighting units, independent from the mains supply shall be provided to THE FIRE EXIT ROUTES AND FIRE EXIT DOORS. The illumination provided by each unit shall be sufficient to enable members of the public to make their way out of the premises in safety at any one time.

359 Monthly health, safety and fire prevention meetings shall be hosted with tenants from relevant businesses located in CIP house.

360 Sound limiters shall be fitted and set to appropriate levels on all levels to ensure all music is kept to an acceptable and legal level.

361 The premises shall use the corridor which connects to the private courtyard for the queuing of customers arriving at the venue to avoid noise disturbance to the surrounding area. The corridor shall also be used to ensure the smooth dispersal of customers leaving the premises.

362 First aid kits shall be provided at the premises and all staff shall be trained in basic first aid.

363 A premises greeting / security station shall be set up at the private courtyard entrance so as avoiding queuing, admission, security issues.

364 All rubbish shall be stored on site at the rear of the venue in the Copeland Road Industrial Park car park. Post operation clean ups and bin collections shall only take place between 08:00hrs and 20:00hrs.

365 The front of the premises shall be kept clean and free of rubbish at all times.

366 The perimeter of the premises shall be regularly checked to ensure that the premises is not creating public nuisance.

367 That a minimum of 1 staff member shall be present per 50 children during the staging of children specific events.

368 Irresponsible drinks promotions shall be avoided at the premises.

369 There shall be the provision of fire precaution and alarms, training of staff to implement significant findings of risk assessment.

370 All child specific films or animation screenings shall be seating only.

371 That a policy shall be developed, implemented and continually evolved for keeping children safe from harm. All staff shall be trained to ensure that they are able to implement the policy.

372 An accessible complaints system shall be put into place to ensure children are able to report any forms of inappropriate or violent behaviour towards them. This shall include a system to report any issues or

concerns relating to the welfare of children to the local police, education authority and/or social services.

374 That before the variation to the premises license can take effect, using a qualified sound engineer, the licensee shall set maximum volume and bass levels to ensure that any music, speech or song from licensed entertainment from any/all of the spaces where licensed entertainment is permitted is not audible in nearby residential premises or will cause a public nuisance in the vicinity of the premises.

376 That should there be any change to the equipment involved in the broadcast or limiting of sound from licensed entertainment in any of the spaces where licensed entertainment is permitted, the sound limiter/s shall be re-set, using a qualified sound engineer, to ensure that any music, speech or song from licensed entertainment is not audible in nearby residential premises or will cause a public nuisance in the vicinity of the premises.

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

378 That any additional amplification equipment imported on to the premises by third parties shall be connected to and use the sound limited circuit. No additional front-of-house amplification shall be imported onto the premises at any time.

379 That live music performers may bring backline amplification onto the premises subject to the following limitations Guitar amplifiers: no more than one speaker cabinet per performer, containing no more than two speakers of up to 12" diameter. Bass and keyboard amplifiers: no more than one speaker cabinet per performer, containing no more than one speaker of diameter 15", or, no more than two speakers of diameter 12", or, no more than 4 speakers of diameter up to 10".

380 That an adequate and suitable internal ventilation or air cooling system shall be installed in all of the spaces where licensed entertainment is permitted by this licence.

381 That patrons shall not be permitted to take drinks into the smoking area or anywhere outside the premises after 02:00hrs

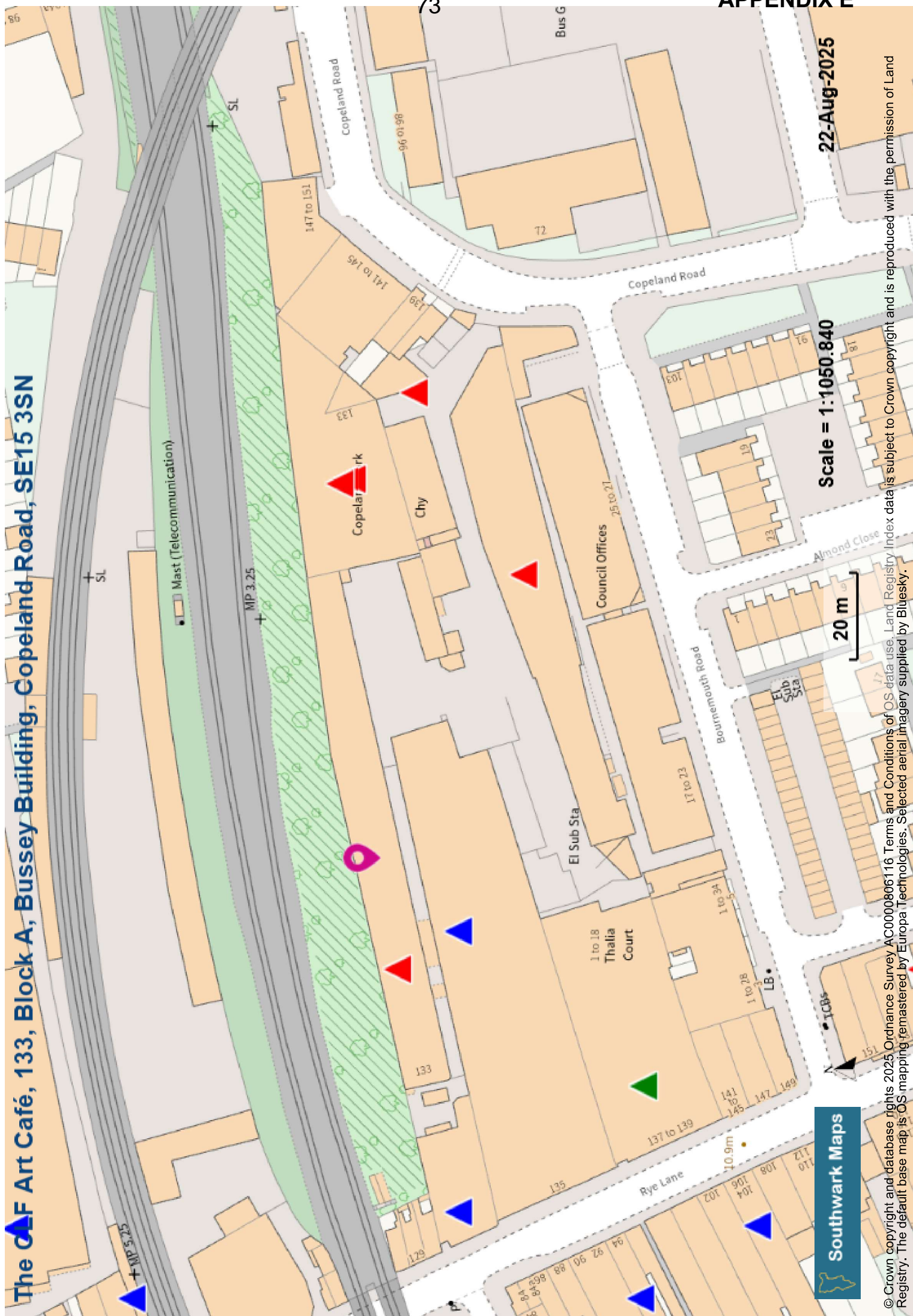
382 That external waste handling, collections, deliveries (including performers equipment) and the cleaning of external areas shall only occur between the hours of 08:00hrs and 20:00hrs.

383 Suitable and sufficient health and safety risk assessments are carried out which include provisions for dealing with violence and aggression in the premises.

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

Annex 4 - Plans - Attached

Licence No. 854693
Plan No. N/A
Plan Date 01.11.2013



Licensed Premises shown on Map

Zaytoon Grill Ltd, 94 Rye Lane, SE15 4RZ

- Late night refreshment – (indoors):
 - Sunday to Thursday 23:00 – 00:00, Friday and Saturday 23:00 – 01:30
- Opening times:
 - Sunday to Thursday 11:00 – 00:00, Friday and Saturday 11:00 – 01:30

Yadas Green Kitchen, 104 Rye Lane, SE15 4RZ

- Sale by retail of alcohol to be consumed on the premises:
 - Monday to Sunday 10:00 – 23:00
- Opening times:
 - Monday to Sunday 10:00 – 00:00

Tonkotsu, 133 First Floor, Rye Lane, SE15 4BQ

- Sale by retail of alcohol to be consumed on and off the premises:
 - Monday to Sunday 11:00 – 23:00
- Opening times:
 - Sunday to Thursday 11:00 – 00:00, Friday and Saturday 11:00 – 01:00

Peckham Audio, 133, Unit 2 Basement Area, Rye Lane, SE15 4ST

- Entertainment similar to live/recorded music; indoor sporting event and performance of dance (indoors):
 - Monday to Sunday 12:00 – 00:00
- Films (indoors):
 - Monday to Wednesday 12:00 – 23:45, Thursday 12:00 – 00:30, Friday and Saturday 12:00 – 02:45, Sunday 12:00 – 00:00
- Live music and recorded music (indoors):

- Monday to Wednesday 12:00 – 23:45, Thursday 12:00 – 00:30, Friday and Saturday 12:00 – 03:45, Sunday 12:00 – 00:00
- Sale by retail of alcohol to be consumed on the premises:
 - Monday to Wednesday 12:00 – 23:30, Thursday 12:00 – 00:30, Friday and Saturday 12:00 – 03:30, Sunday 12:00 – 00:00
- Opening times:
 - Monday to Wednesday 12:00 – 00:00, Thursday 12:00 – 01:00, Friday and Saturday 12:00 – 04:00, Sunday 12:00 – 00:30

Forza Wine, 133a, Fifth Floor, Rye Lane, SE15 4BQ

- Late night refreshment – (indoors and outdoors):
 - Sunday to Thursday 23:00 – 00:00, Friday and Saturday 23:00 – 01:00
- Sale by retail of alcohol to be consumed on and off the premises:
 - Sunday to Thursday 10:00 – 00:00, Friday and Saturday 10:00 – 01:00
- Opening times:
 - Sunday to Thursday 10:00 – 00:30, Friday and Saturday 10:00 – 01:30

Rye Lane Cornerhouse, 133a, Stall 12, Unit 1, Rye Lane, SE15 4BQ

- Late night refreshment – (indoors):
 - Friday and Saturday 23:00 – 00:00
- Live music and recorded music – (indoors):
 - Sunday to Thursday 10:00 – 23:00, Friday and Saturday 10:00 – 00:00
- Sale by retail of alcohol to be consumed off the premises:
 - Sunday to Thursday 10:00 – 23:00, Friday and Saturday 10:00 – 00:00
- Sale by retail of alcohol to be consumed on the premises:
 - Sunday to Thursday 10:00 – 22:30, Friday and Saturday 10:00 – 23:30

- Opening times:
 - Sunday to Thursday 10:00 – 23:00, Friday and Saturday 10:00 – 00:00

Rons Coffee House, 135a, Unit 1 And 3, Rye Lane, SE15 4ST

- Sale by retail of alcohol to be consumed off the premises:
 - Monday to Sunday 12:00 – 22:30
- Sale by retail of alcohol to be consumed on the premises:
 - Monday to Sunday 12:00 – 22:00
- Opening times:
 - Monday to Sunday 12:00 – 22:30

The CLF Art Café, 133, Unit A1, A2, A3, AG1 & Basement A, Copeland Road, SE15 3SN

- Plays, films; entertainment similar to live/recorded music, live music, recorded music, performance of dance (indoors):
 - Sunday to Wednesday 09:00 – 23:00, Thursday 09:00 – 02:30, Friday and Saturday 09:00 – 06:00
- Late night refreshment – (indoors):
 - Thursday 23:00 – 02:30, Friday and Saturday 23:00 – 05:00
- Sale by retail of alcohol to be consumed on the premises:
 - Sunday to Wednesday 09:00 – 23:00, Thursday 09:00 – 02:30, Friday and Saturday 09:00 – 06:00
- Opening times:
 - Sunday to Wednesday 09:00 – 23:00, Thursday 09:00 – 02:30, Friday and Saturday 09:00 – 06:00

OI Spaghetti, 133, Timber Hut 2, Copeland Road, SE15 3SN

- Sale by retail of alcohol to be consumed on the premises:
 - Monday to Sunday 12:00 – 22:30
- Opening times:

- Monday to Sunday 12:00 – 23:00

Copeland Gallery, 133, Unit 9i, Copeland Road, SE15 3SN

- Plays; films, live music, recorded music, performance of dance (indoors):
 - Monday to Sunday 12:00 – 23:30
- Late night refreshment – (indoors):
 - Monday to Sunday 23:00 – 00:00
- Sale by retail of alcohol to be consumed on the premises:
 - Monday to Sunday 12:00 – 23:00
- Opening times:
 - Monday to Sunday 12:00 – 00:00

RJK Properties Limited, 133, Unit 11, Copeland Road, SE15 3SN

- Late night refreshment – (indoors):
 - Monday to Sunday 23:00 – 00:00
- Recorded music – (indoors):
 - Monday to Sunday 08:00 – 00:00
- Sale by retail of alcohol to be consumed on the premises:
 - Monday to Sunday 08:00 – 00:00
- Opening times:
 - Monday to Sunday 08:00 – 00:30

Jumbi, 133, Unit 4 1, Copeland Road, SE15 3SN

- Late night refreshment – (indoors):
 - Monday to Sunday 23:00 – 00:00
- Recorded music – (indoors):
 - Monday to Sunday 08:00 – 00:00
- Sale by retail of alcohol to be consumed on and off the premises:

- Monday to Sunday 08:00 – 23:30
- Opening times:
 - Monday to Sunday 08:00 – 00:00

Jumbi, 137-139, Rear Of, Copeland Road, SE15 3SN

- Late night refreshment – (indoors and outdoors):
 - Monday to Sunday 23:00 – 00:00
- Recorded music – (indoors and outdoors):
 - Monday to Sunday 08:00 – 00:00
- Sale by retail of alcohol to be consumed on and off the premises:
 - Monday to Sunday 08:00 – 23:30
- Opening times:
 - Monday to Sunday 08:00 – 00:00

Jumbi, 137-139, Rear Of, Copeland Road, SE15 3SN

- Films – (indoors and outdoors):
 - Sunday to Thursday 08:00 – 00:00, Friday and Saturday 08:00 – 02:00
- Late night refreshment – (indoors and outdoors):
 - Sunday to Thursday 23:00 – 00:00, Friday and Saturday 23:00 – 02:00
- Recorded music – (indoors and outdoors):
 - Monday to Sunday 08:00 – 00:00
- Sale by retail of alcohol to be consumed on and off the premises:
 - Sunday to Thursday 08:00 – 23:30, Friday and Saturday 08:00 – 02:00
- Opening times:
 - Sunday to Thursday 08:00 – 00:30, Friday and Saturday 08:00 – 02:30

Social Bar, 133, Unit 9a, Copeland Road, SE15 3SN

- Plays - (indoors):
 - Monday to Friday 19:30 – 22:30, Saturday and Sunday 14:30 – 22:30
- Films - (indoors):
 - Monday to Friday 18:00 – 00:00, Saturday and Sunday 12:00 – 00:00
- Live music, recorded music (indoors):
 - Monday to Sunday 12:00 – 00:00
- Sale by retail of alcohol to be consumed on and off the premises:
 - Monday to Sunday 12:00 – 00:00
- Opening times:
 - Monday to Sunday 09:00 – 00:30

Eko Brewery Limited, 133, Unit 2a 2, Copeland Park, Copeland Road, SE15 3SN

- Recorded music (indoors):
 - Monday to Sunday 12:00 – 23:00
- Sale by retail of alcohol to be consumed on and off the premises:
 - Monday to Sunday 12:00 – 22:30
- Opening times:
 - Monday to Sunday 12:00 – 23:00

Copeland Square, 133, Copeland Square, Copeland Road, SE15 3SN

- Plays; films, live music, recorded music, performance of dance (outdoors):
 - Thursday to Sunday 12:00 – 22:00
- Sale by retail of alcohol to be consumed on the premises:
 - Thursday to Sunday 12:00 – 22:00

- Opening times:
 - Thursday to Sunday 12:00 – 22:00

The Lost Estate, 133, Unit 12, Copeland Park, Copeland Road, SE15 3SN

- Plays, films; entertainment similar to live/recorded music, live music, recorded music, performance of dance (indoors):
 - Sunday to Thursday 08:00 – 00:00, Friday and Saturday 08:00 – 01:00
- Late night refreshment – (indoors)
 - Sunday to Thursday 23:00 – 00:00, Friday and Saturday 23:00 – 01:00
- Sale by retail of alcohol to be consumed on and off the premises:
 - Sunday to Thursday 08:00 – 00:00, Friday and Saturday 08:00 – 01:00
- Opening times:
 - Sunday to Thursday 08:00 – 00:00, Friday and Saturday 08:00 – 01:00

Unit 8, 133, Unit 8, Copeland Road, SE15 3SN

- Plays; films, live music, recorded music, performance of dance (indoors):
 - Monday to Sunday 12:00 – 00:00
- Late night refreshment – (indoors)
 - Monday to Sunday 23:00 – 00:00
- Sale by retail of alcohol to be consumed on the premises:
 - Monday to Thursday 17:00 – 23:30, Friday, Saturday and Sunday 12:00 – 23:30
- Opening times:
 - Monday to Sunday 12:00 – 00:00

Meeting Name:	Licensing Sub-Committee
Date:	2 October 2025
Report title:	Licensing Act 2003: Dockley Road Kitchen, 1 Dockley Road, London SE16 3AF
Ward(s) or groups affected:	South Bermondsey
Classification:	Open
Reason for lateness (if applicable):	Not applicable
From:	Strategic Director, Environment, Sustainability and Leisure

RECOMMENDATION

1. That the licensing sub-committee considers an application made Dockley Road Kitchen Limited for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Dockley Road Kitchen – 1 Dockley Road, London SE16 3AF.
2. Notes:
 - a) This application is for a premises licence and has been submitted under Section 17 of the Licensing Act 2003. The application is subject to one outstanding representation from one other person and is therefore referred to the licensing sub-committee for determination.
 - b) Paragraphs 8 to 12 of this report provide a summary of the application. A copy of the application submitted with the application are attached to this report as Appendix A.
 - c) Paragraphs 14 to 19 of this report deal with the representations submitted in respect of the application. A copy of the conciliated representations from the Metropolitan Police Service and trading standards are available in Appendix B, along with a list of agreed conditions. A copy of the outstanding representation from the other person is available in Appendix C. A map showing the location of the premises is attached to this report as Appendix E.
 - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

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

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 4 July 2025 Dockley Road Kitchen Limited applied to this Council for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Dockley Road Kitchen – 1 Dockley Road, London, SE16 3AF.

9. The hours applied for are summarised as follows:

- The sale by retail of alcohol (on sales only):
 - Monday to Friday: 12:00 to 23:00
 - Saturday: 10:00 to 23:00
 - Sunday: 10:00 to 22:00
- Opening hours:
 - Monday to Friday: 12:00 to 23:00
 - Saturday: 11:00 to 23:00
 - Sunday from 11:00 to 22:00.

10. The premises, and the intended operation of the premises, are described in the application as follows:

- “Dockley Road Kitchen is a ground-floor restaurant located at 1 Dockley Road, SE16 3AF, Bermondsey, London. The premises consist of an indoor dining area, open-plan kitchen, customer toilets, and a small outdoor seating area to the front. The venue will operate primarily as a sit-down restaurant offering freshly prepared food and beverages. Alcohol will be sold for consumption on the premises as part of a table meal. The premises will not operate as a bar or nightclub.”

11. The premises licence application form provides the applicant’s operating schedule. Parts A, B, E, F, G, H, J, K, L, and M of the operating schedule set out the proposed licensable activities, operating hours and operating control measures in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in part M of the operating schedule will form the basis of conditions that will be attached to any licence granted subsequent to the application.

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

Designated premises supervisor (DPS)

13. The proposed DPS is Klaudia Weisz who holds a personal licence with the London Borough of Brent. She is also and active Director of Dockley Road Kitchen Limited.

Representations from responsible authorities

14. There were two representations from responsible authorities, namely the Metropolitan Police Service (Licensing Division) and trading standards.

15. The representation from the police asked for additional conditions. These have been agreed and the representation has been withdrawn. The sale of alcohol hours have also been reduced, so that all licensable activities cease 30 minutes before the closing time. The original representation and a list of the agreed conditions are available in Appendix B.

16. Trading standards also asked for additional conditions. These have been agreed and the representation withdrawn. A copy of this representation and agreed withdrawal are also in Appendix B.

Representations from other persons

17. There is one representation from one other person.
18. The representation raises concerns with the hours of operation and the premises being within the vicinity of residential addresses. It also has concerns that the premises will be operated as a bar.

Conciliation

19. All representations were sent to the applicant. The police and trading Standards have withdrawn with the agreed conditions. The Applicant has written to the other person, a copy of that correspondence is available in Appendix D

Premises history

20. This premise has not benefited from a licence previously.
21. There are no recent TENs or complaints for the address.

Map

22. A map showing the location of the premises is attached to this report as Appendix E. The following is a list of licensed premises in the immediate vicinity (100 metres) of the premises application:

The Kernal Taproom, 132 Spa Road, London SE16 3AE, licensed for:

- The sale by retail of alcohol (on sales):
 - Monday to Sunday: 09:00 to 22:30
- The sale by retail of alcohol (off sales)\;
 - Monday to Sunday: 09:00 to 23:00

Gimlet Drinks Limited, Unit 6B, 2 Spa Arch Lane, SE16 3AG, licensed for:

- The sale by retail of alcohol (on sales):
 - Monday to Saturday: 09:00 to 18:30
- The sale by retail of alcohol (off sales):
 - Monday to Saturday: 09:00 to 19:00.

Southwark Council statement of licensing policy

23. Council assembly approved Southwark's statement of licensing policy 2021-2026 on 25 November 2020 and it came into effect on 1 January 2021.
24. 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.
25. 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.
26. 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)

27. The premises is located outside of a cumulative impact area. The recommended closing hours for restaurants under the statement of licensing policy for that location is:

- Monday to Sunday: 23:00.

Climate change implications

28. Following council assembly on 14 July 2021, the council is committed to considering the climate change implications of any decisions.

29. 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.

30. 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.

31. 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

32. 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

33. 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.
34. 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.
35. 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>.
36. The equalities impact assessment is available at:

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

Health impact statement

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

Resource implications

37. A fee of £190.00 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value B.

Consultation

38. 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

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

Principles for making the determination

41. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.
42. The principles which sub-committee members must apply are set out below.
43. 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.
44. 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.
45. 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

46. 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.
47. The four licensing objectives are:
 - The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.
48. 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.
49. 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 daytime operators.
50. Members are also referred to the Home Office Revised Guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section

Reasons

51. 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

52. 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.
53. 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

54. 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.
55. 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.
56. 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.

57. 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.
58. 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.
59. 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-by-case basis.
60. 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.
61. 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.

Strategic Director of Resources

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

BACKGROUND DOCUMENTS

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

APPENDICES

No.	Title
Appendix A	Copy of the application
Appendix B	Conciliated representation from Police and Trading Standards as a Responsible Authorities and a list of the agreed conditions
Appendix C	Representation from Other Person
Appendix D	Copy correspondence to Other Person
Appendix E	Map of locality

AUDIT TRAIL

Lead Officer	Aled Richards, Strategic Director Environment, Sustainability and Leisure		
Report Author	Andrew Heron, Principal Licensing Officer		
Version	Final		
Dated	17 September 2025		
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 of Resources		No	No
Cabinet Member		No	No
Date final report sent to Constitutional Team			17 September 2025

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

Name of Applicant

Please enter the name(s) who is applying for a premises licence under section 17 of the Licensing Act 2003 and am making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

	Dockley Road Kitchen LTD
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Notes for Guidance

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

entertainment is provided by or on behalf of the health care provider;

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

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

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

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

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

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

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

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

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

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

11. The application form must be signed.

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

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

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

15. Entitlement to work/immigration status for individual applicants and applications

from partnerships which are not limited liability partnerships:

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

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

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

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

Documents which demonstrate entitlement to work in the UK

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

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

European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.

- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.

- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:
 - o evidence of the applicant's own identity – such as a passport,

 - o evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and

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

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

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

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;

(iv) any page containing the date of expiry; and

(v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

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

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

Home Office online right to work checking service

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

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

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

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

Premises Details

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

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

£	27000
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

Premises trading name

	Dockley Road Kitchen
--	----------------------

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

Do you have a Southwark postcode?	Yes
Address Line 1	1 DOCKLEY ROAD
Address Line 2	
Town	LONDON
Post code	SE16 3AF
Ordnance survey map reference	
Description of the location	
Telephone number	

Applicant Details

Please select whether you are applying for a premises licence as

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

If you are applying as an individual or non-individual please select one of the following:-

	I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
--	--

Other Applicants

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

Name - First Entry

	Dockley Road Kitchen LTD
--	--------------------------

Address - First Entry

Street number or building name	28
Street Description	Holmewood Road
Town	London
County	LND - London, City of
Post code	SW2 3RR
Registered number (where applicable)	16546025

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

Contact Details - First Entry

Telephone number	
Email address	

Operating Schedule

When do you want the premises licence to start?

	15/09/2025
--	------------

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

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General description of premises (see guidance note 1)

	Dockley Road Kitchen is a ground-floor restaurant located at 1 Dockley Road, SE16 3AF, Bermondsey, London. The premises consist of an indoor dining area, open-plan kitchen, customer toilets, and a small outdoor seating area to the front. The venue will operate primarily as a sit-down restaurant offering freshly prepared food and beverages. Alcohol will be sold for consumption on the premises as part of a table meal. The premises will not operate as a bar or nightclub.
--	--

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

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

Note 1

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

Operating Schedule part 2

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

	(Please see sections 1 and 14 of the Licensing Act 2003 and schedule 1 and 2 of the Licensing Act 2003)
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Provision of regulated entertainment (Please read guidance note 2)

Provision of late night refreshment

--	--

Supply of alcohol

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

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

J - Supply of Alcohol

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

	On the premises
--	-----------------

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

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

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

--	--

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

--	--

Please download and then upload the consent form completed by the designated proposed premises supervisor

--	--

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

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

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

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

Premises Supervisor

State the name and details of the individual whom you wish to specify on the licence as the designated premises supervisor (Please see declaration about the entitlement to work in the check list at the end of the form)

Full name of proposed designated premises supervisor

First names	Klaudia
Surname	Weisz

DOB

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

Address of proposed designated premises supervisor

Street number or Building name	
Street Description	
Town	
County	
Post code	

Personal licence number of proposed designated premises supervisor, if any,

Personal licence number (if known)	
Issuing authority (if known)	Brent

K

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

	NA
--	----

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

L - Hours premises are open to public

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

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

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

Hours premises are open to the public (standard timings Please read guidance note 7)

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

State any seasonal variations (Please read guidance note 5)

--	--

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

--	--

M - Steps to promote four licencing objectives

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

	We are committed to upholding all four licensing objectives under the Licensing Act 2003 and will operate the premises in a responsible and professional manner. As a restaurant, our primary focus is on food-led service, with alcohol served as an accompaniment to meals.
--	---

b) the prevention of crime and disorder

	A high-quality CCTV system will be installed covering all internal and external customer areas, including entry and exit points. Footage will be retained for at least 30 days and made available to police upon request. Staff will be trained to deal with disorderly conduct and to call police if necessary. Alcohol will only be served to customers seated at tables with meals to discourage excessive drinking. A written incident log will be maintained and available for inspection.
--	--

c) public safety

	All staff will receive training in emergency procedures and first aid. Exits will be clearly marked and kept free of obstruction. Risk assessments will be conducted regularly to ensure a safe environment. Capacity limits will be observed to prevent overcrowding.
--	---

d) the prevention of public nuisance

	Clear signage will be displayed asking customers to leave the premises quietly and respect neighbors. Deliveries and waste collection will be scheduled to avoid early morning or late-night hours. Outdoor areas will be monitored to ensure noise is kept to a minimum. Noise levels will be regularly assessed, and any complaints from neighbors will be addressed promptly.
--	---

e) the protection of children from harm

	A strict Challenge 25 age verification policy will be in place for alcohol sales. Staff will be trained to request photo ID from anyone appearing under 25. Children will only be allowed on the premises if accompanied by an adult.
--	---

Guidance note 10

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

Please upload a plan of the premises

--	--

Please upload any additional information i.e. risk assessments

--	--

Checklist

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

Home Office Declaration

Please tick to indicate agreement

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

Declaration

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership]

I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK.

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work.

I/We hereby declare the information provided is true and accurate.

I agree to the above statement

	Yes
PaymentDescription	
PaymentAmountInMinorUnits	
AuthCode	
LicenceReference	
PaymentContactEmail	

Please provide name of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Klaudia Weisz
Date (DD/MM/YYYY)	21/07/2025
Capacity	Director

Where the premises licence is jointly held, enter the 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (guidance note 13). If completing on behalf of the applicant state in what capacity

Full name	
Date (DD/MM/YYYY)	21/07/2025
Capacity	

Contact name (where not previously given) an address for correspondence associated with this application (please read guidance note 14)

Contact name and address for correspondence	
Telephone No.	
If you prefer us to correspond with you by e-mail, your email address (optional)	

GUIDANCE NOTES

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

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

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

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

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

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.



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

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

██████████ ██████████
Email: SouthwarkLicensing@met.police.uk

Our reference: MD/25/1366

Date: 01/08/2026

Dear Sir/Madam

RE: DOCKLEY ROAD KITCHEN 1 DOCKLEY ROAD SE16 3AF

Police are in possession of an application from the above for a New Premises Licence for the supply of alcohol on sales only. The venue is to operate as a ground-floor restaurant. The venue is located in a residential area and the hours are within those recommended in the Southwark Statement of licensing Policy. The hours requested are

Hours open to the public
Mon-Fri-1200hrs-2300hrs
Sat-1000hrs-2300hrs
Sun-1000hrs-2200hrs

Supply of Alcohol on sales
Mon-Fri-1200hrs-2300hrs
Sat-1100hrs-2300hrs
Sun-1100hrs-2200hrs

The applicant has provided some control measures to assist in addressing the licensing objectives to which we welcome however they are limited and some require minor amendments, we would also like to see some additional measures to assist in addressing the licensing objectives. Police would also ask for the supply of alcohol to cease 30 minutes prior to the terminal hour to allow for customers sufficient time to consume their purchases and assist in a safe dispersal.

The Home office guidance issued under Sec 182 of the licensing Act 2003 'General principles' state that it is important in setting the parameters within which the premises may operate. Conditions must be precise and enforceable.

Police would ask the applicant to consider the following additional control measures and wording to address the licencing objectives in particular that of prevention of crime and disorder

1. A CCTV system shall be installed and maintained in full working order. The CCTV system will record footage of high-definition quality in all lighting conditions and should be able to capture a clear facial image of all persons that enter the venue. All public areas will be covered by the CCTV system including the frontage of the premises. The premises shall not be open at any time when the CCTV is not operating correctly
2. All CCTV footage shall be kept for a period of thirty-one (31) days and shall be made immediately available for inspection to police and council officers on request.
3. At least one member of staff should always be on duty the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of police or council officers.
4. That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers advising to the effect that CCTV is in operation at the premises. The signage shall always be kept free from obstructions.
5. 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 police and council officers on request. The training logs shall include the trainee's name (in block capitals), the trainer's name (in block capitals), 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.
6. Clearly legible signs shall be prominently displayed where they can easily be seen and read by customers at all exits from the premises, requesting to the effect that customers leave the premises and area in a quiet and orderly manner. Such signs shall be maintained free from obstruction when the premises are in use in accordance with this licence
7. The supply of alcohol for consumption on the premises shall only be to a person seated taking a substantial table meal there and for consumption by such a person as ancillary to their meal.

8. That a zero-tolerance policy to illegal drug use will be implemented and maintained at the premises. All relevant staff shall be trained in the implementation of the latest version of the drug policy and details of such training shall be recorded in the staff training logs at the premises and shall be made immediately available to police and council officers on request.
9. That an incident log shall be kept at the premises to record details of any of the following occurrences at the premises:
 - I. Instances of anti-social or disorderly behaviour
 - II. Calls to the police or other emergency services
 - III. Any complaints received
 - IV. Ejections of people from the premises
 - V. Visits to the premises by the local authority or emergency services
 - VI. Any malfunction in respect of the CCTV system
 - VII. All crimes reported by customers, or observed by staff
 - VIII. Any other relevant incidents
10. The incident log shall record the time, date, location in the premises and description of each incident, details of any action taken in respect of the incident and the printed name of the person reporting the incident and. The incident log shall be available at all times the premises are in use and made immediately available to police and council officers on request. Details of incidents shall be recorded contemporaneously. If the incident log is a paper hardcopy, then the signature of the person reporting the incident in the log shall also be included. All relevant staff employed at the premises shall be trained in the use of the incident log. 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.
11. That 'Ask for Angela' posters (or posters relating to whatever similar scheme may be recommended by the council and / or the police at any time) shall be displayed in the female toilet facilities and kept free from obstructions at all times. All staff shall be trained in the 'Ask for Angela' scheme (or similar scheme) and shall perform the appropriate course of action in the event of a customer requesting assistance. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training logs at the premises. These training records shall be made available for inspection to Police and council officers upon request
12. The Premises must have a welfare and vulnerability policy. The policy shall include but not be limited to the following
 - a. A clear policy on how to prevent drinks spiking
 - b. How customers alleging such are cared for and reported to police.

All new staff must receive this training before starting their role and all staff must have refresher training every 12 months. All training must be recorded and these records must be available on immediate request by police and council officers upon request.

From: [REDACTED]
Sent: Friday, August 15, 2025 4:39 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]
Subject: FW: FW: DOCKLEY ROAD KITCHEN 1 DOCKLEY ROAD SE16 3AF

Good Afternoon

In view of the applicant and Police agreeing to the below conditions in red to be placed upon the licence should it be granted we would like to withdraw our representation

1. A CCTV system shall be installed and maintained in full working order. The CCTV system will record footage of high definition quality in all lighting conditions and should be able to capture a clear facial image of all persons that enter the venue. All public areas will be covered by the CCTV system including the frontage of the premises. The premises shall not be open at any time when the CCTV is not operating correctly
2. All CCTV footage shall be kept for a period of thirty one (31) days and shall be made immediately available for inspection to police and council officers on request.
3. At least one member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of police or council officers.
4. That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers advising to the effect that CCTV is in operation at the premises. The signage shall be kept free from obstructions at all times.
5. 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 police and council officers on request. The training logs shall include the trainee's name (in block capitals), the trainer's name (in block capitals), 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.

6. Clearly legible signs shall be prominently displayed where they can easily be seen and read by customers at all exits from the premises, requesting to the effect that customers leave the premises and area in a quiet and orderly manner. Such signs shall be maintained free from obstruction when the premises are in use in accordance with this licence
7. The supply of alcohol for consumption on the premises shall only be to a person seated taking a substantial table meal there and for consumption by such a person as ancillary to their meal.
8. That a zero tolerance policy to illegal drug use will be implemented and maintained at the premises. All relevant staff shall be trained in the implementation of the latest version of the drug policy and details of such training shall be recorded in the staff training logs at the premises and shall be made immediately available to police and council officers on request.
9. That an incident log shall be kept at the premises to record details of any of the following occurrences at the premises:
 - I. Instances of anti-social or disorderly behaviour
 - II. Calls to the police or other emergency services
 - III. Any complaints received
 - IV. Ejections of people from the premises
 - V. Visits to the premises by the local authority or emergency services
 - VI. Any malfunction in respect of the CCTV system
 - VII. All crimes reported by customers, or observed by staff
 - VIII. Any other relevant incidents
10. The incident log shall record the time, date, location in the premises and description of each incident, details of any action taken in respect of the incident and the printed name of the person reporting the incident and. The incident log shall be available / be accessible at the premises at all times that the premises are in use, and shall be made immediately available to police

and council officers on request. Details of incidents shall be recorded contemporaneously. If the incident log is a paper hardcopy then the signature of the person reporting the incident in the log shall also be included. All relevant staff employed at the premises shall be trained in the use of the incident log. 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.

11. That 'Ask for Angela' posters (or posters relating to whatever similar scheme may be recommended by the council and / or the police at any time) shall be displayed in the toilet facilities and kept free from obstructions at all times. All staff shall be trained in the 'Ask for Angela' scheme (or similar scheme) and shall perform the appropriate course of action in the event of a customer requesting assistance. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training logs at the premises. These training records shall be made available for inspection to Police and council officers upon request

12. The Premises must have a welfare and vulnerability policy. The policy shall include but not be limited to the following

- a. A clear policy on how to prevent drinks spiking
- b. How customers alleging such are cared for and reported to police.

All new staff must receive this training before starting their role and all staff must have refresher training every 12 months. All training must be recorded and these records must be available on immediate request by police and council officers upon request.

13. Customers shall use no outside area after 2100hrs other than those who temporarily leave the premises to smoke and this shall be limited to no more than 5 people at one any time.

14. That all licensable activities shall cease 30 minutes prior to the terminal hour .

From: [REDACTED]
Sent: 15 August 2025 16:14
To: Lynch Mark A - AS-CU <[REDACTED]>
Subject: Re: FW: DOCKLEY ROAD KITCHEN 1 DOCKLEY ROAD SE16 3AF

Good afternoon Mark,

I agree with the amended condition.

Kind regards

Klaudia

On Thu, Aug 14, 2025 at 1:06 PM [REDACTED] wrote:

Good Afternoon

I have reviewed the accepted conditions and await your confirmation on the new condition 11 which removes the female wording which I believe was the issue. If you are agreed with this amended condition 11 please let me know and I will inform the local authority

Kind regards

Mark

From: Jerrom, [REDACTED]

Sent: Friday, August 1, 2025 12:20 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: New Premises Licence, Dockley Road Kitchen LTD, 1 Dockley Road, London, SE16 3AF Ref:

Trading Standards as a responsible authority are in receipt of a New Premises Application from, Dockley Road Kitchen LTD, 1 Dockley Road, London, SE16 3AF. Trading Standards as a responsible authority are making representation in respect of this application under all the licensing objectives, but primarily the protection of children from harm.

In the general description this is:-

“Dockley Road Kitchen is a ground-floor restaurant located at 1 Dockley Road, SE16 3AF, Bermondsey, London. The premises consist of an indoor dining area, open-plan kitchen, customer toilets, and a small outdoor seating area to the front. The venue will operate primarily as a sit-down restaurant offering freshly prepared food and beverages. Alcohol will be sold for consumption on the premises as part of a table meal. The premises will not operate as a bar or nightclub.”

The opening hours are to be:-

Mon 12:00 23:00

Tues 12:00 23:00

Wed 12:00 23:00

Thur 12:00 23:00

Fri 12:00 23:00

Sat 10:00 23:00

Sun 10:00 22:00

The hours for alcohol sales are to be (on sales)

Mon 12:00 23:00

Tues 12:00 23:00

Wed 12:00 23:00

Thur 12:00 23:00

Fri 12:00 23:00

Sat 11:00 23:00

Sun 11:00 22:00

The application has not provided enough information or measures of how they would comply with the licensing objective the protection from children from harm. Trading Standards therefore asks that the following conditions be agreed by way of tidying up these matters.

4AA - That a challenge 25 scheme shall be maintained requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase or take receipt of alcohol, provides valid

photographic identification proving that the customer is at least 18 years old. Valid photographic identification is composed of a photo driving licence, passport, UK armed services photo ID card, any Proof of Age Standards Scheme (PASS) accredited card (such as the Proof of Age London (PAL) card) or any age verification card accredited by the Secretary of State

4AB - That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons (including the prevention of 'proxy sales') and the challenge 25 scheme in operation at 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 for inspection at the premises to authorised officers on request.

4AC - That clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances and points of sale. The signage shall be kept free from obstructions at all times.

4AI - That a register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be used to record details of all refused sales of alcohol. The register shall be kept / be accessible at the premises at all times. If the refusals register is a paper document then it shall be clearly and legibly marked on the front cover as a register of refused alcohol sales, with the address of the premises and the name of the licence holder. The register shall be made immediately available for inspection at the premises to authorised officers on request.

If you are happy to accept these conditions then trading standards, as a responsible authority, will be happy to lift the representations made in respect of the application.

Charlie Jerrom
Enforcement Officer
Trading Standards

From: Jerrom, Charlie [REDACTED] >

Sent: Tuesday, August 12, 2025 5:31 PM

To: [REDACTED]

Cc: [REDACTED]

[REDACTED]

[REDACTED]

Subject: RE: New Premises Licence, Dockley Road Kitchen LTD, 1 Dockley Road, London, SE16 3AF Ref:

Hi Klaudia

Thank you for your email, Trading Standards as a responsible authority now withdraw their representations on the basis of the email below.

Regards

Charlie Jerrom
Enforcement Officer
Trading Standards

[REDACTED]

[REDACTED]

From: Klaudia Weisz [REDACTED]

Sent: Tuesday, August 12, 2025 9:01 AM

To: Jerrom, Charlie [REDACTED] >

Subject: Re: New Premises Licence, Dockley Road Kitchen LTD, 1 Dockley Road, London, SE16 3AF Ref:

Good morning,

Thank you for your email. I am happy to accept these conditions.

Kind regards
Klaudia Weisz

From: [REDACTED]
Sent: Thursday, August 14, 2025 2:40 PM
To: Regen, Licensing [REDACTED]
Subject: Premises Licence: Dockley Road Kitchen: 886494

Name: [REDACTED] [REDACTED]

- Date of objection: 14/08/2025
- Opposition to New Premises Licence: Dockley Road Kitchen Licence Number: 886494
- Reasons are based on:
 - The prevention of crime and disorder
 - Ensuring public safety
 - The prevention of nuisance
 - The protection of children from harm

Dear Licencing Team

I wish to object to the licence application: Dockley Road Kitchen Licence Number: 886494

The grounds for objection are based on the following:

The establishment has applied to allow alcohol to be consumed on premises, 6 days a week 9am through to 11pm and on Sunday until 9pm. Currently another licenced establishment (Kernel Brewery Tap Room 132 Spa Road) only has a licence until 10.30, so drinkers there would simply move to Dockley Road Kitchen – just metres away and thus rendering the Kernel Tap room restrictions moot.

The Dockley Road Kitchen establishment is in a residential block of apartments and this residential block has a children's playground in it that is in use frequently and directly next door to the bar. The playground – although private – is accessible, viewable and in earshot from both Spa Road and Dockley Road – my primary objection therefore is for the protection of children from harm.

In addition to being underneath a block of residential apartments, the premises applied for are also across the street from two other residential blocks. Further noise and nuisance on top of the noise and licence contraventions of the Kernel Tap Room establishment would then be exacerbated (they allow outside drinking, have a seating area that they do not have a licence for). Would Dockley Road Kitchen just end up doing the same thing and create a further nuisance?

Why open yet another large bar in a residential street, in a residential block that houses a children's playground and is surrounded by some 400+ residents in flats and apartments that will be directly affected by this type of establishment opening, from morning until late night, seven days a week, leaving no room for residents to get relief from the noise, rubbish and disorder as a direct result – making life for people who just want to live and sleep at home in peace so much harder and unpleasant? I wholly object to this application, not least because the premises that opened up on the same block has caused nothing but nuisance, noise and is attracting street crime.

Kind Regards

██████████

APPENDIX D

From: [REDACTED]
Sent: Wednesday, September 10, 2025 1:51 PM
To: Heron, Andrew [REDACTED]
Subject: Re: Dockley Road Kitchen - 1 Dockley Road (886494)

Dear Andrew,

Many thanks for your help with this process so far. Of course, it's a shame there has been an objection.

We completely understand their concerns and we are sorry to hear that things have been difficult with other premises that have been granted alcohol licenses in the area.

Whilst we are more than happy to attend the hearing, we would like you to relay further information and assurances to the complainant in the hope that this will clarify things and assuage their understandable concerns.

- Dockley Road is a restaurant and definitely not a bar. It is a small space with a limited number of tables which will be for people who are eating with us - breakfast, lunch and dinner. Serving alcohol is a vital component to any restaurant business.
- In regards to opening times, our last orders for food will be at 9.30pm. This means we wouldn't be seating anyone on the premises after that time.
- While we wouldn't be allowing anyone in from 9.30pm as part of the restaurant's policy, if it would help put the residents' minds at ease, we would be more than happy to adjust our licensing hours to be in line with other nearby establishments.
- Our core mission in opening this restaurant is to cater to the local community first and foremost, attracting families, providing them with a relaxed, safe and welcoming dining experience. With this in mind, the care of the neighbourhood and its children is paramount to us.
- Being a restaurant, as opposed to a bar, we would very much expect that the customers leaving our establishment would not be contributing to any noise pollution in the immediate area, or causing a nuisance to local residents.
- The other partners and I are very open to responding to any further concerns and answering any more questions, as we really respect the neighbourhood and we are committed to making this restaurant a positive and pleasant addition to the community.

Let me know if need anything else from us, and I look forward to hearing more.
Thank you,

Klaudia



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NOTE: Original held by Constitutional Team; all amendments/queries to Andrew Weir - Tel: 020 7525 7222

Name	No of copies	Name	No of copies
Members		Officers (by email only)	
Councillor Dora Dixon-Fyle MBE	1	Debra Allday, legal team	
Councillor Margy Newens	1	Toyin Calfos, legal team	
Councillor Andy Simmons	1	Charlotte Precious, legal team	
		Andrew Heron, licensing team	
Reserve		Jayne Tear, licensing team	
Councillor Ellie Cumbo	1	Raymond Binya, environmental protection team	
		Andrew Weir, constitutional team	
		Total printed copies: 4	
		Dated: 23 September 2025	