

Licensing Sub-Committee

Thursday 18 December 2025

10.00 am

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Renata Hamvas (Chair)
Councillor Barrie Hargrove
Councillor Kath Whittam

Reserves

Councillor Margy Newens

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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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: 9 December 2025



Licensing Sub-Committee

Thursday 18 December 2025

10.00 am

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Order of Business

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PART A - OPEN BUSINESS

1. APOLOGIES

To receive any apologies for absence.

2. CONFIRMATION OF VOTING MEMBERS

A representative of each political group will confirm the voting members of the committee.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.

5. LICENSING ACT 2003: KENT RESTAURANT AND LOUNGE, FIRST FLOOR, 516 OLD KENT ROAD, LONDON SE1 5BA

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6. LICENSING ACT 2003: CANTERBURY ARMS, 2-4 MADDOCK WAY, LONDON SE17 3NH - REVIEW

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

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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: 9 December 2025

Meeting Name:	Licensing Sub-Committee
Date:	18 December 2025
Report title:	Licensing Act 2003: Kent Restaurant and Lounge, First Floor, 516 Old Kent Road, London SE1 5BA
Ward(s) or groups affected:	Old Kent Road
Classification:	Open
Reason for lateness (if applicable):	Not applicable

RECOMMENDATION

1. That the licensing sub-committee considers an application made Kent Restaurant and Lounge Limited for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Kent Restaurant and Lounge, First Floor, 516 Old Kent Road, London SE1 5BA.
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 two outstanding representations from responsible authorities and is therefore referred to the licensing sub-committee for determination.
 - b) Paragraphs 8 to 13 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 21 of this report deal with the representations submitted in respect of the application by the responsible authorities are available in Appendix B and the representations from other persons are in Appendix C. A map showing the location of the premises is attached to this report as Appendix F.
 - 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 20 October 2025 Kent Restaurant and Lounge Limited applied to this Council for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Kent Restaurant and Lounge – First Floor, 516 Old Kent Road, London, SE1 5BA.

9. The hours applied for are summarised as follows:

- The sale by retail of alcohol (both on and off sales):
 - Monday to Wednesday from 11:00 to 01:30
 - Thursday to Saturday from 11:00 to 03:00
 - Sunday from 12:00 to 01:30
- The provision of late night refreshment (both indoors and outdoors):
 - Monday to Wednesday from 23:00 to 02:00
 - Thursday to Saturday from 123:00 to 03:30
 - Sunday from 23:00 to 02:00
- The provision of regulated entertainment in the form of plays, films, indoor sporting events, live music, recorded music and performances of dance (indoors):
 - Monday to Wednesday from 07:00 to 02:00
 - Thursday to Saturday from 07:00 to 03:30
 - Sunday from 07:00 to 02:00
- Opening hours:
 - Monday to Wednesday from 07:00 to 02:00
 - Thursday to Saturday from 07:00 to 03:30
 - Sunday from 07:00 to 02:00
- Non-standard hours for licensable activities and opening hours:
 - An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.
 - When Monday follows a Bank holiday Sunday to remain open until 03:00. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour.
 - Mourn Day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad and Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour.
 - The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted on New Year's Day.

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

“Kent Restaurant and Lounge is a wine bar and restaurant located on the first floor of 516 Old Kent Road, SE1. The premises has a courtyard leading to the entrance of the restaurant. The entrance to the restaurant is located on the right-hand side at the top of the stairs. The restaurant has an outside eating area as well as a smoking balcony and emergency (metal staircase) fire exit leading outside to the courtyard. On the left-hand side of the entrance at the top of the stairs is the lounge with additional seating and bar to accommodate large bookings for all corporate and private functions on a pre-booked basis in line with our private hire policies. There are two designated female and male toilets with an additional emergency (metal staircase) fire exit door leading from the lounge to the courtyard.”

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 Gilbert Lue-Kong who holds a personal licence with the London Borough of Lewisham.

Representations from responsible authorities

14. There were three representations from the responsible authorities, namely the Metropolitan Police Service (Licensing Division), the council's environmental protection team and licensing as a responsible authority.
15. The representation from the police states that the premises has applied for hours vastly excessive to those recommended in the Southwark statement of licensing policy, especially for a residential area. The police believe that the plans do not truly reflect the layout of the premises. There is a problematic history with the premises in relation to crime and disorder and an ongoing concern that the previous licence holder may still be intrinsically linked to the current business operation.
16. The representation from the council's environmental protection team (EPT) also points to the applied hours being excessive to the licensing policy, thereby creating a potential risk of public nuisance as an 'unacceptable disturbance'. The representation makes an extensive list of recommendations with conditions, should the licensing sub-committee be minded to grant all, or part of the application.

17. The representation from licensing as a responsible authority relates to all four of the licensing objectives. It states that the hours are excessive, akin to the representations from the police and EPT; and that it would be contrary to members of the licensing committee's own policy decision, were a sub-committee minded to grant. The area is also changing, with an increased number of residential dwellings either in the process of being built, or planned in the near future. There are also concerns as to the history of the premises and the potential involvement of previous management.
18. The three representations are available in Appendix B.

Representations from other persons

19. There are representations from 15 other persons, available in Appendix C.
20. The representations each contain an individual impact statement, followed by a community response. The representations raise concerns over previous poor management practices; and that there may be high chance of this being repeated, should a late licence be granted. It's stated that the premises' location in relation to residential properties means that there could be risks to residents under all four of the licensing objectives and that the venue is not suitable for a nightclub.

Conciliation

21. All representations were sent to the applicant's legal representative, but no response has been forthcoming.

Premises history

22. The premises now operated as Kent Restaurant and Lounge was previously operated as a licensed premises called K-Che. K-Che was subject to two expedited reviews because of serious crime and disorder. The incident which prompted the second review was so serious that it led to the revocation of the premises licence.
23. K-Che was also the subject of many complaints from local residents over the time it operated. Prior to the premises housing K-Che, the premises operated under several guises as licensed premises, and it has been subject to noise complaints, and allegations of being associated with crime and disorder, since 2005 (when licensing legislation came under the purview of this authority for Southwark).
24. In February 2016, a premises licence was issued in respect of the premises to The K-Che Club Limited. This premises was subsequently revoked on 12 May 2021.
25. On 1 September 2022, a premises licence was issued in respect of the premises to Erico Entertainment Limited. A copy of the notice of decision is attached as Appendix D.

26. On 25 September 2024 Erico Entertainment Ltd went into liquidation. This resulted in lapse of the premises licence under s.27 Licensing Act 2003.
27. On 2 December 2024 Erico Entertainment Ltd applied for a premises licence. This application was withdrawn by the then Director Eric Doe during the course of the Licensing Sub-Committee on 6 February 2025.
28. On 21 March 2025 Erico Entertainment Ltd applied for a premises licence. This application was withdrawn by the then Director Eric Doe during the course of the licensing sub-committee on 5 June 2025.

Temporary event notices

29. The table below contains a 12 month history of temporary events notices:

Applicant	Dates	Activities	Counter Notice
Ramatulai Bah	08/02/2025 to 09/02/2025 from 20:00 to 03:30	Late TEN: The sale by retail of alcohol (on sales), regulated entertainment and LNR for 115 persons	No
Audrey Straker	05/04/2025 to 06/04/2025 from 16:00 to 03:30	Late TEN: The sale by retail of alcohol (on sales), regulated entertainment and LNR for 115 persons	No
Audrey Straker	12/04/2025 to 13/04/2025 from 17:00 to 02:00	Late TEN: The sale by retail of alcohol (on sales), regulated entertainment and LNR for 65 persons	No
Audrey Straker	10/05/2025 to 11/05/2025 from 16:00 to 03:00	Late TEN: The sale by retail of alcohol (on sales), regulated entertainment and LNR for 75 persons	No
Audrey Straker	25/05/2025 to 26/05/2025 from 16:00 to 04:30	Late TEN: The sale by retail of alcohol (on sales), regulated entertainment and LNR for 100 persons	No
Audrey Straker	07/06/2025 to 08/06/2025 from 16:00 to 05:00	Late TEN: The sale by retail of alcohol (on sales), regulated entertainment and LNR for 100 persons	No
Audrey Straker	14/06/2025 to 14/06/2025 from 15:00 to 23:45	The sale by retail of alcohol (on sales), regulated entertainment and LNR for 100 persons	No
Audrey Straker	05/07/2025 to 06/07/2025 from 15:00 to 03:30	The sale by retail of alcohol (on sales), regulated entertainment and LNR for 150 persons	No

Applicant	Dates	Activities	Counter Notice
Audrey Straker	26/07/2025 to 27/07/2025 from 16:00 to 05:00	The sale by retail of alcohol (on sales), regulated entertainment and LNR for 150 persons	No
Audrey Straker	15/08/2025 to 16/08/2025 from 16:00 to 05:00	Late TEN: The sale by retail of alcohol (on sales), regulated entertainment and LNR for 150 persons	No
Audrey Straker	30/08/2025 to 31/08/2025 from 16:00 to 05:30	Late TEN: The sale by retail of alcohol (on sales), regulated entertainment and LNR for 160 persons	No
Audrey Straker	30/08/2025 to 31/08/2025 from 16:00 to 05:30	Late TEN: The sale by retail of alcohol (on sales), regulated entertainment and LNR for 160 persons	Rejected – used up all TENs
Aubyn Graham	25/10/2025 to 26/10/2025 from 16:00 to 05:30	The sale by retail of alcohol (on sales) for 160 persons	Rejected – used up all TENs

Complaints

30. The table below contains a list of recent complaints against the premises:

Date	Source	Complaint
17/08/2025	Local resident	Noise nuisance. Advice sought for submitting a licence review
20/10/2024	Local resident	Noise nuisance
01/11/2025	Met Police	Unlicensed activity (*see below)
07/11/2025	Met Police	Unlicensed sale of alcohol

31. *The above table notes an incident on 1 November, where police attended the premises and found unlicensed activities in that no TEN had been applied for (the premises knowingly had no TENs remaining) yet regulated entertainment was taking place – patrons had paid to enter the premises and it would appear that those running the premises stated that Eric Doe was in charge of the premises. This would be classed as an unlicensed music event (UME).

32. A witness statement from the police is available in Appendix E. The premises was written to by the licensing authority. A response was received from the Applicant and is included after the statement.

Map

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

McDonalds, 518 Old Kent Road, London SE1 5BA, licensed for:

- The provision of late night refreshment (indoors):
 - Monday to Sunday from 23:00 to 05:00

Asda, 464-504 Old Kent Road, London SE1 5AG, licensed for:

- The sale by retail of alcohol (off sales):
 - Monday to Sunday from 00:00 to 00:00
- The provision of late night refreshment (indoors):
 - Monday to Sunday from 23:00 to 05:00

Southwark Council statement of licensing policy

34. Council assembly approved Southwark's statement of licensing policy 2021 - 2026 on 25 November 2020. The policy came into effect on 1 January 2021. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:

- Section 3 - Purpose and scope of the policy. This reinforces the four licensing objectives and the fundamental principles upon which this authority relies in determining licence applications.
- Section 5 - Determining applications for premises licences and club premises certificates. This explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.
- Section 6 - Local cumulative impact policies. This sets out this authority's approach to cumulative impact and defines the boundaries of the current special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy.
- Section 7 - Hours of operation. This provides a guide to the hours of licensed operation that this authority might consider appropriate by type of premises and (planning) area classification.
- Section 8 - The prevention of crime and disorder. This provides general guidance on the promotion of the first licensing objective.
- Section 9 - Public safety. This provides general guidance on the promotion of the second licensing objective.

- Section 10 - The prevention of nuisance. This provides general guidance on the promotion of the third licensing objective.
- Section 11 - The protection of children from harm. This provides general guidance on the promotion of the fourth licensing objective.

35. 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.

36. 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 statement of licensing policy:

<https://www.southwark.gov.uk/sites/default/files/2024-09/Statement%20of%20Licensing%20Policy%202021-2026.pdf>

Section 182 Guidance:

[Revised guidance issued under section 182 of Licensing Act 2003 - GOV.UK](#)

Cumulative impact area (CIA)

37. The premises is located outside of a Cumulative Impact Area, but within a residential area.

The recommended closing time for public houses under the statement of licensing policy for that location is:

- 23:00 daily

38. The recommended closing time for restaurants under the statement of licensing policy for that location is:

- 23:00 daily

39. Night clubs (with 'sui generis' planning classification) are not considered appropriate for this area.

Climate change implications

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

41. 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.
42. 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.
43. The council's climate change strategy is available at the link below:

<https://www.southwark.gov.uk/sites/default/files/2024-12/Climate%20Change%20Strategy%20%28July%202021%29%20%287%29.pdf>

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

Community impact statement

44. 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

45. 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.
46. Importantly, the council must have due regard to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct; advance equality of opportunity and foster good relations between people with protected characteristics and those who do not. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The public sector equality duty also applies to marriage and civil partnership, but only in relation to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct.
47. The equalities impact statement for licensing decisions is contained within the Southwark statement of licensing Policy 2021 – 2026 at the link below:

<https://www.southwark.gov.uk/sites/default/files/2024-09/Statement%20of%20Licensing%20Policy%202021-2026.pdf>

48. The equalities impact assessment is available at the link below:

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

Health impact statement

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

Resource implications

50. A fee of £315.00 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value C.

Consultation

51. 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

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.

Principles for making the determination

54. The sub-committee is asked to determine the application for a premises licence under section 17 of the Licensing Act 2003.

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

56. 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.

57. 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.

58. 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 be 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

59. 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.

60. The four licensing objectives are:

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

61. 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.

62. 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.

63. Members are also referred to the Home Office Revised Guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section

Reasons

64. 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

65. 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.

66. 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

67. 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.

68. 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.
69. 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.
70. 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.
71. 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.
72. 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.
73. 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.
74. 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

75. 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	Southwark Licensing, C/O Regulatory Services, 160 Tooley Street, London SE1 2QH	Mrs. Kirby Read Tel: 55748
Home Office Revised Guidance to the Act		
Secondary Regulations		
Southwark statement of licensing policy		
Case file		

APPENDICES

No.	Title
Appendix A	Copy of the application
Appendix B	Representations from responsible authorities
Appendix C	Representations from other persons
Appendix D	Notice of decision from 1 September 2022
Appendix E	Details of unlicensed music event
Appendix F	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	4 December 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		4 December 2025

20/10/2025

Business - Application for a premises licence to be granted under the Licensing Act 2003
Ref No. 2481891

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

	KENT RESTAURANT & LOUNGE LTD COMPANY NUMBER 14668119
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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;

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 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)

£	33,250
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	Yes

Premises trading name

	KENT RESTAURANT & LOUNGE
--	--------------------------

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

Do you have a Southwark postcode?	Yes
Address Line 1	FIRST FLOOR
Address Line 2	516 OLD KENT ROAD
Town	LONDON
Post code	SE1 5BA
Ordnance survey map reference	
Description of the location	
Telephone number	[REDACTED]

Applicant Details

Please select whether you are applying for a premises licence as

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

	KENT RESTAURANT & LOUNGE
--	--------------------------

Address - First Entry

Street number or building name	FIRST FLOOR
Street Description	516 OLD KENT ROAD
Town	LONDON
County	
Post code	SE1 5BA
Registered number (where applicable)	COMPANY NUMBER 14668119

Description of applicant (for example, partnership, company, unincorporated association etc)	LIMITED COMPANY OPERATING AS A WINE BAR & RESTAURANT
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Contact Details - First Entry

Telephone number	[REDACTED]
Email address	[REDACTED]

Operating Schedule

When do you want the premises licence to start?

	24/11/2025
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If you wish the licence to be valid only for a limited period, when do you want it to end?

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General description of premises (see guidance note 1)

	KENT RESTAURANT & LOUNGE IS A WINE BAR & RESTAURANT LOCATED ON THE 1ST FLOOR 516 OLD KENT ROAD SE1 5BA THE PREMISES HAS A COURTYARD LEADING TO THE ENTRANCE OF THE RESTAURANT. THE ENTRANCE TO THE RESTAURANT IS LOCATED ON THE RIGHT HAND SIDE AT THE TOP OF THE STAIRS, THE RESTAURANT HAS AN OUTSIDE EATING AREA AS WELL AS A SMOKING BALCONY AND EMERGENCY (METAL STAIRCASE) FIRE EXIT LEADING OUTSIDE TO THE COURTYARD. ON THE LEFT HAND SIDE OF THE ENTRANCE AT THE TOP OF THE STAIRS IS THE LOUNGE WITH ADDITIONAL SEATING AND BAR TO ACCOMMODATE LARGE BOOKINGS FOR THE RESTAURANT THIS IS A SPACIOUS AREA USED FOR PRIVATE HIRE FOR ALL CORPORATE AND PRIVATE FUNCTIONS ON A PRE-BOOKED BASIS INLINE WITH OUR PRIVATE HIRE POLICIES. THERE ARE TWO (2) DESIGNATED FEMALE AND MALE TOILETS WITH AN ADDITIONAL EMERGENCY (METAL STAIRCASE) FIRE EXIT DOOR LEADING FROM THE LOUNGE TO THE COURTYARD.
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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
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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)

	a) plays
	b) films
	c) indoor sporting events
	e) live music
	f) recorded music
	g) performance of dance

Provision of late night refreshment

	i) Late night refreshment
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Supply of alcohol

	j) Supply of alcohol
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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
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Please give further details here (Please read guidance note 4)

	WE WILL HOST LIVE STAND UP COMEDY EVENTS FOR OUR CUSTOMERS, AS WELL AS LIVE SINGING PERFORMANCES.
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Standard days and timings for Plays (Please read guidance note 7)

Day	Start	Finish
Mon	07:00	02:00

Tues	07:00	02:00
Wed	07:00	02:00
Thur	07:00	03:30
Fri	07:00	03:30
Sat	07:00	03:30
Sun	07:00	02:00

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

	<p>An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.</p> <p>When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour. Mourn day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour.</p> <p>The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted hours on New Year's Day.</p>
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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)

	<p>An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.</p> <p>When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour. Mourn day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour.</p> <p>The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted hours on New Year's Day.</p>
--	--

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

	Film clubs, network meetings, small seminars and training.
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Standard days and timings for Films (Please read guidance note 7)

Day	Start	Finish
Mon	07:00	02:00
Tues	07:00	02:00
Wed	07:00	02:00
Thur	07:00	03:30
Fri	07:00	03:30
Sat	07:00	03:30
Sun	07:00	02:00

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

	<p>An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.</p> <p>When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour.</p> <p>Mourning day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour.</p> <p>The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted hours on New Year's Day.</p>
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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)

	<p>An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.</p> <p>When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour.</p> <p>Mourning day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour.</p> <p>The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted hours on New Year's Day.</p>
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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.

C - Indoor Sporting Event

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

	<p>We will be hosting weekly Domino games for our mainly elderly local (Bradfields Domino Club) Caribbean community, they generally come together every Wednesday, Friday & occasional Saturday's when there's a home match.</p> <p>This club has played other Domino teams from all over the country & have been in the summer league for over 20 years & more recently in the Winter Domino league.</p> <p>The game is open to everyone within the community who wish to socialise, learn & play this game of skill, the gathering of the elderly will be a permanent fixture within Southwark @ The Kent Restaurant & Lounge & will allow them to socialise with like minded people who do not have a warm and friendly environment to do this in.</p> <p>To summarise a weekly Domino club can provide emotional, cognitive & social benefits, enriching the lives of elderly participants in meaningful ways.</p>
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Standard days and timings for Indoor Sporting Events (Please read guidance note 7)

Day	Start	Finish
Mon	07:00	02:00
Tues	07:00	02:00
Wed	07:00	02:00
Thur	07:00	03:30
Fri	07:00	03:30
Sat	07:00	03:30
Sun	07:00	02:00

State any seasonal variations for indoor sporting events (Please read guidance note 5)

	<p>An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.</p> <p>When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour.</p> <p>Mourning day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour.</p> <p>The provision of licensable activities from the start of the permitted hours on New</p>
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Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed. (Please read guidance note 6)

	<p>An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.</p> <p>When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour.</p> <p>Mourning day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour.</p>
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	The provision of licensable activities from the start of the permitted hours on New
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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
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Please give further details here (Please read guidance note 4)

	We may have occasional live music that may or may not be amplified on occasions when the premises may be used for private functions, it is not proposed that this will be a frequent occurrence.
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Standard days and timings for Live Music (Please read guidance note 7)

Day	Start	Finish
Mon	07:00	01:00
Tues	07:00	01:00
Wed	07:00	01:00
Thur	07:00	03:30
Fri	07:00	03:30
Sat	07:00	03:30
Sun	07:00	01:00

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

	<p>An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.</p> <p>When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour.</p> <p>Mourning day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour.</p> <p>The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted hours on New Year's Day.</p>
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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)

	<p>An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.</p> <p>When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour.</p> <p>Mourning day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour.</p> <p>The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted hours on New Year's Day.</p>
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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
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Please give further details here (Please read guidance note 4)

	<p>Amplified music shall take place on the premises levels will be set and agreed by local authority. (the main volume control will be accessed only by staff members)</p> <p>To provide recorded music during normal business or as part of any functions that are booked by customers.</p>
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Standard days and timings for Recorded Music (Please read guidance note 7)

Day	Start	Finish
Mon	07:00	02:00
Tues	07:00	02:00
Wed	07:00	02:00
Thur	07:00	03:30
Fri	07:00	03:30
Sat	07:00	03:30
Sun	07:00	02:00

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

	<p>An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.</p> <p>When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour. Mourn day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour.</p> <p>The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted hours on New Year's Day.</p>
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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)

	<p>An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.</p> <p>When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour. Mourn day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour.</p> <p>The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted hours on New Year's Day.</p>
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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
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Please give further details here (Please read guidance note 4)

	We will have space for dancing for customers who wish to dance as well as for events that we may put on from time to time.
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Standard days and timings for Performance of dance (Please read guidance note 7)

Day	Start	Finish
Mon	07:00	02:00

Tues	07:00	02:00
Wed	07:00	02:00
Thur	07:00	03:30
Fri	07:00	03:30
Sat	07:00	03:30
Sun	07:00	02:00

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

	<p>An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.</p> <p>When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour. Mourn day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour.</p> <p>The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted hours on New Year's Day.</p>
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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)

	<p>An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.</p> <p>When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour. Mourn day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour.</p> <p>The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted hours on New Year's Day.</p>
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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.

I - Late Night Refreshment

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

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

	Hot food & snacks will be readily available as late night refreshment, both on & off the premises, we have seated areas indoors as well as outdoors, this is not visible from the street and is situated within our boundary. The Kitchen will close 30 mins for cleaning prior to closing time.
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Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 7)

Day	Start	Finish
Mon	23:00	02:00
Tues	23:00	02:00
Wed	23:00	02:00
Thur	23:00	03:30
Fri	23:00	03:30
Sat	23:00	03:30
Sun	23:00	02:00

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

	An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time. When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour. Mourn day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour. The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted hours on New Year's Day.
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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)

	An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time. When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour. Mourn day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour. The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted hours on New Year's Day.
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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)

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

Day	Start	Finish
Mon	11:00	01:30
Tues	11:00	01:30
Wed	11:00	01:30
Thur	11:00	03:00
Fri	11:00	03:00
Sat	11:00	03:00
Sun	12:00	01:30

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

	<p>An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.</p> <p>When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour.</p> <p>Mourning day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour.</p> <p>The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted hours on New Year's Day.</p>
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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)

	<p>An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.</p> <p>When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour.</p> <p>Mourning day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour.</p> <p>The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted hours on New Year's Day.</p>
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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	GILBERT
Surname	LUE-KONG

DOB

Date Of Birth	
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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)	LEWISHAM COUNCIL

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)

	WE DO NOT INTEND TO CARRY OUT ANY ACTIVITY RELATING TO ADULT ENTERTAINMENT, ANY EVENT THAT WE UNDERTAKE WILL OPERATE WITHIN A FAMILY ORIENTATED ENVIRONMENT
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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	07:00	02:00
Tues	07:00	02:00
Wed	07:00	02:00
Thur	07:00	03:30
Fri	07:00	03:30
Sat	07:00	03:30
Sun	07:00	02:00

State any seasonal variations (Please read guidance note 5)

	<p>An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.</p> <p>When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour.</p> <p>Mourning day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour.</p> <p>The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted on New Year's Day.</p>
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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)

	An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.
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	<p>When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour. Mourn day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour.</p> <p>The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted on New Year's Day.</p>
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M - Steps to promote four licensing objectives

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

	<p>Robust Management Policy & Procedures with effective staff training meeting the requirement of the Licensing Act 2003 in upholding the 4 Licensing Objectives.</p> <p>This training will be recorded and kept on the premises and will be updated every 6 months these training sessions will focus on: no sales of alcohol to under age people (challenge 25), dealing with drunk and disorderly people, drug awareness, regular venue checks and customer's safety (ask Angela) and cover full noise prevention measure.</p> <p>We have written this application with awareness that standard mandatory conditions are already in place to meet these objectives, we have met with licensing (Wesley McAuliffe) listing 47 conditions also with the police (Mark Lynch) listing 21 conditions and have agreed a full set of conditions that meet the four licensing objectives in full. These conditions have been sent to support this application submission.</p> <p>Whilst we have agreed these conditions we would like to make note that these conditions heavily weight on the operation of a night club, Our application has been submitted as a Wine Bar & Restaurant.</p> <p>I have copied and pasted the police conditions as it would only allow me to upload 1 document</p> <p>Please see police conditions below we have a few points that we would like to discuss at the hearing.</p> <ol style="list-style-type: none"> 1. That after 2300hrs a personal licence holder shall be on the premises until the terminal hour. 2. That only SIA registered Approved contractor Scheme security contractors shall be used at the premises.. 3. The premises licence holder shall be responsible at all times for the hire of SIA registered door supervisors. 4. The SIA registered door supervisors shall be equipped with recording body worn video for all events ending after 23:00hrs. The body worn video shall be made available upon request to Police and authorised council officers on request. That any instances of body worn cameras not functioning, not turned on or missing shall be recorded by the Manager/Staff in a security log book for reference with a reason for failure. 5. That clearly legible notices will be prominently displayed where they can easily be seen and read by customers stating that all customers will be searched prior to entry on a Friday, Saturday, and any day before a Bank Holiday after 21:00hrs when the premises are being used for DJ led club events or the premises are screening international tournament games or boxing. 6. That when live music ,Dj led events and/or screening of international tournament games or boxing events take place at the venue then no spirits (liquids containing more than 20% ABV) are to be sold by the bottle or half bottle. <p>*** Note condition 6 wording has been changed and agreed via e-mail with Mark on</p>
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	<p>1/10/2025 (That at all times all bottles of spirits will be decanted into recyclable polycarbonates (or a similar material), or recyclable cardboard drinking receptacles.) we would like to discuss this further at the hearing.</p> <p>7. That all spirits (liquids containing more than 20% ABV) should be sold in measures of 25ml or 35ml to a maximum of two measures per container / glass.</p> <p>8. That there shall be no new entry or re-entry to the premises after 0100hrs with the exception of those that leave to smoke. *** Would like to discuss the last entry time at the hearing</p> <p>9. That a zero-tolerance policy to illegal drug use will be implemented and maintained at the premises. All staff shall be trained in respect of the premises drug policy and details of training shall be kept in the staff training records and made immediately available upon request by any responsible authority officer.</p> <p>15. The Premises must have a welfare and vulnerability policy, and all staff must receive this training. 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 authorised council officers</p> <p>16. That all off sales shall be made in sealed containers for consumption away from the premises</p> <p>17. That all off sales shall cease at 0000hrs</p> <p>18. That glassware shall not be removed from the premises restaurant area after 2300hours.</p> <p>19. That when live, Dj led or sports events are shown and the terminal hour is beyond midnight A computer based identification scanning system shall be installed at the entrance to the premises. Any patrons entering the venue shall have their photographic identification checked and scanned onto the identification scanning system. The system shall be able to recognise valid forms of photographic identification, shall be able to recognise counterfeit identification, shall be able to store data regarding barred individuals and shall be maintained in full working order at all times that the premises are in use. Should any fault in the system occur then the matter shall be logged in the incident log at the premises immediately and steps shall be taken to remedy the fault immediately. Any steps taken to remedy the fault (e.g. contacting a relevant engineer) shall also be recorded in the incident log immediately. Should the system fail at any time then the premises must undertake a strict challenge 25 policy regarding customer entry to the premises. Access to the identification system shall be provided to Police and authorised council officers on request.</p> <p>20. Any software updates relating to the computer based identification scanning system will be implemented as soon as possible to ensure that the system is always fit for purpose. All relevant staff will be able to show what version of the software is in use at the immediate request of Police and authorised council officers.</p> <p>21. All security, management or any other staff who will at any time have control over customer entry to the premises, shall be trained in the full and correct use of the computer based identification scanning system. 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 in either a written or electronic format at the premises and when the premises are open shall be made immediately available for inspection at the premises to Police and authorised council officers on request.</p>
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b) the prevention of crime and disorder

	<p>The Staff will be trained in the licensing act of 2003, their responsibility and duty of care regarding customer's & public safety.</p> <p>CCTV System is already installed with recordings kept for 31 days, at least 1 member of staff will be on site who is trained in how to maintain and</p>
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	<p>operate the CCTV System.</p> <p>Clear signage stating, "CCTV in Operation infrared cameras and well lighted areas are covered including front entrance and exit areas.</p> <p>We will have signage in all public areas stating our policy on illegal drugs, dispersal signage asking patrons to leave quietly and to respect our neighbors as well as other signage identifying smoking areas, Taxi collection point and signage to encourage patrons to use the Asda car park rather than parking in the residential roads.</p> <p>Staff training in the sale of alcohol to drunk or intoxicated customers and drug awareness.</p> <p>Daily and weekly briefing and debriefing with staff.</p> <p>Health and Safety, First Aid Training will be provided.</p> <p>SIA Security door supervisors from Approved Contractor Scheme, when premises is open beyond 22:00, we will use governmental code of good practice for licensed premises.</p> <p>We will have an Incident log book this will be kept and maintained on the premises. The log book will be used to record the following:</p> <ul style="list-style-type: none"> a) Instances of anti-social or disorderly behavior b) Calls to the police or other emergency services c) Any complaints received d) Ejections of people from the premises e) Visits to the premises by the local authority or emergency services f) Any malfunction in respect of the CCTV system g) All crimes reported by customers, or observed by staff h) Any seizures of drugs or weapons i) Any other relevant incidents <p>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. Details of incidents shall be recorded contemporaneously. 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 authorised officers on request.</p> <p>A full detailed list of our prevention of crime and disorder conditions that have been agreed are attached to support this application.</p> <p>This covers in full our security control measures, minimum SIA cover for DJ led events, 3rd party hire agreement form, use of walkie talkies, use of hand held metal detectors, dispersal policy adherence and entry policy including search notices this also covers:</p> <ul style="list-style-type: none"> a) Safe customer entry to the premises, b) If / when applicable searching / scanning of attendees, c) The barring of customer entry to the premises for any reason, d) Restricted items (e.g. weapons / drugs or any other items restricted by the licensee), e) Pre-opening safety checks of the premises, f) Dealing with overcrowding and / or crowd surges g) Dealing with suspect packages <p>All relevant staff shall be trained in the implementation of the latest version of the entry policy and details of such training shall be recorded in the staff training logs at the premises.</p>
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c) public safety

	<p>The maximum number of people that will be permitted on the premises at any one time (accommodation limit) will be 350 people (excluding staff) the accommodation limit will be known by all staff and will not be exceeded any 3rd party using the venue will be made known this will be clearly stated on the hire agreement form.</p> <p>This measure will be controlled by the security by way of clicker for any DJ or music led</p>
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	<p>or any other major sporting event-taking place/shown to ensure that this level is adhered to.</p> <p>A full Risk Assessment will be carried out every year, staff will be trained in public safety to identify potential hazards posed to staff & members of the public setting out preventive measures to manage any hazards all training will be recorded.</p> <p>Health and Safety and First Aid Training will be provided. An experience manager will be employed; he will ensure compliance with the 4 licensing objectives.</p> <p>Emergency exits will be clearly sign posted, illuminated and will be clear of obstruction at all times. No exits will be kept locked at any time that the premises are in use.</p> <p>'Ask for Angela' posters (or posters relating to whatever similar scheme may be recommended 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(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.</p> <p>Staff will be trained to effectively use our "Challenge 25 Policy " Free drinking water will be available at all times.</p> <p>Our glass collection policy will ensure that all spillages and broken glass will be cleaned up immediately to prevent floors from being slippery or unsafe.</p> <p>That all drinks shall be sold in cans or plastic bottles, or will be decanted into recyclable polycarbonate (or a similar material), or recyclable cardboard drinking receptacles. Glass drinking receptacles will not be used at the premises at any time for DJ led events and after 11pm</p>
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d) the prevention of public nuisance

	<p>We have a Noise Management Policy in place; all staff will be trained on the content to ensure our commitment to good noise management.</p> <p>All windows and doors will be kept closed after 23:00, and when regulated entertainment is being performed.</p> <p>That an air conditioning system to control the temperature of the premises shall be installed at the premises, and shall be maintained in full working order at all times that the premises are in use. The air conditioning system should allow for doors and windows to remain closed, and customers to be comfortable inside the premises, during warm weather. Should a fault occur in the air conditioning system the fault shall be logged as soon as the fault has become known, and a repair will be scheduled to take place as soon as possible. Details as to the log of any faults in the air conditioning system and the scheduling of any repairs shall be kept at the premises and be made available to authorised officers immediately on request.</p> <p>Whenever the premises are being used for DJ or music led events, and when major sporting events are to be shown at the premises staff shall regularly monitor outside the premises and take all necessary steps to ensure that noise from patrons or arising from the premises' operation does not cause disturbance or public nuisance (including customers playing music via car radios). A log of such monitoring including the printed name of the person who undertook the monitoring, the date & time of the monitoring and any observations or actions taken subsequent to the monitoring shall be kept at the premises and be made immediately available to council or police officers on request.</p> <p>The licensee, premises' manager, sound engineering staff, or other person(s) nominated in writing by the licensee, shall have access to any amplification equipment at the premises, and only such staff shall be permitted to change any control settings on said equipment, a log of persons permitted access to the amplification equipment at the premises will be kept at the premises and provided to authorised officers on request.</p> <p>Our dispersal policy to assist with patrons leaving the premises in an orderly and safe manner shall be devised and maintained regarding the premises. A copy of the</p>
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	<p>dispersal policy shall be accessible at the premises at all times that the premise is in operation. The policy will include (but not necessarily be limited to) the following:</p> <ul style="list-style-type: none"> a) Details as to how customer / staff egress at the premises shall be managed to minimise causing nuisance. b) Details of public transport in the vicinity and how customers will be advised in respect of it. c) Details of the management of taxis to and from the premises. d) Details of the management of any 'winding down' period at the premises. e) Details of the use of security and stewarding in respect of managing customer dispersal from the premises. f) Details of any cloakroom facility at the premises and how it is managed. g) Details of road safety in respect of customers leaving the premises. h) Details of the management of ejections from the premises. i) Details as to how any physical altercations at the premises are to be managed j) Details of how refuse / waste in the local vicinity arising through the operation of the premises will be cleared up (e.g. flyer clean up, post event clean up). <p>All relevant staff employed at the premises shall be trained in the latest version of the dispersal policy. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises. If the dispersal policy is a paper document then the signature of the trainees shall also be included. The dispersal policy shall be made immediately available to responsible authority officers on request.</p> <p>All advertising, marketing or media relating to the premises (including websites) will advise customers that there is parking available in the ASDA car park next to the premises, we will advise that customers must not park in local residential streets and shall list public transport options available in the vicinity and shall advise customers to refrain from driving to the premises.</p> <p>Signage with contact telephone number will be displayed for local residents to make contact for complaints or any other matter.</p> <p>Full conditions listing our compliance for the prevention of public nuisance, including, waste management, foot patrol including litter clearance and logs, drinks signage stating no drinks beyond this point, anti social behavior, staff training & record upkeep has been agreed with Wesley and has been supplied as part of this application</p>
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e) the protection of children from harm

	<p>That no person under 16 years old shall be permitted on the premises unless</p> <ul style="list-style-type: none"> (1) They are accompanied by an adult or; (2) They are attending the premises before 18:00 hours to collect a takeaway order at the designated takeaway collection area. The designated takeaway collection area must be clearly marked on the plans attached to this licence. <p>That after 22:00 hours no person under 18 years old shall be permitted on the premises unless attending a private family function and accompanied by a responsible adult.</p> <p>Challenge 25 policy which encourage staff to ask for ID of anyone who is over 18 but looks under 25 to have acceptable ID (A card bearing the PASS hologram, a photographic driving license or passport)</p> <p>Poster will be in place to increase awareness of our challenge 25 policy</p> <p>A child protection/vulnerable person's policy will be devised and maintained at the premises. A copy of the child protection/vulnerable person's policy shall be kept at the premises with the premises licence and shall be made immediately available for inspection to council and/or police officers on request. All staff shall be trained in the implementation of the latest version of the child protection policy and 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.</p> <p>Full conditions listing our compliance for the protection of children from harm, including age verification, refusal register, signage, staff training & record upkeep has been agreed with Wesley and has been supplied as part of this application.</p>
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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

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

Home Office Declaration

Please tick to indicate agreement

	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	, ,
PaymentAmountInM inorUnits	[REDACTED]
AuthCode	[REDACTED]
LicenceReference	[REDACTED]

Payment	Contact	Email
---------	---------	-------

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	Audrey Straker
Date (DD/MM/YYYY)	19/10/2025
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)	19/10/2025
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	[REDACTED]
Telephone No.	
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.



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

Date: 18/11/2025
Our Reference: 25/462

Re: KENT RESTAURANT & LOUNGE First Floor 516 Old Kent Road SE1 5BA

Dear Sir/Madam,

Police are in possession of an application from the above for a new premises license. The application states the premises will operate as a wine bar and restaurant. The venue is in a residential area as designated by the Southwark Statement of licensing policy and the latest closing time is 2300hrs regardless of venue type. The hours requested far exceed those recommended by the SSOLP. The hours requested are below.

Hours open to the Public

Sun-Wed – 0700hrs-0200hrs
Thurs-Sat – 0700hrs-0330hrs

Timings for plays

Sun-Wed-0700hr-0200hrs
Thurs-Sat-0700hrs-0330hrs

Timings for films

Sun-Wed-0700hr-0200hrs
Thurs-Sat-0700hrs-0330hrs

Timings for indoors sporting events

Sun-Wed-0700hr-0200hrs
Thurs-Sat-0700hrs-0330hrs

Timings for live music

Sun-Wed-0700hrs-0100hrs
Thurs-Sat-0700hrs-0330hrs

Timings for recorded music

Sun-Wed-0700hr-0200hrs
Thurs-Sat-0700hrs-0330hrs

Timings for performance of dance

Sun-Wed-0700hr-0200hrs
Thurs-Sat-0700hrs-0330hrs

Timings for Late night refreshment

Sun-Wed-0700hr-0200hrs
 Thurs-Sat-0700hrs-0330hrs

Timings for supply of alcohol

Sun-Wed-0700hr-0130hrs
 Thurs-Sat-0700hrs-0300hrs

The venue is situated on the Old Kent Road which is described as a residential area in the SSOLP though it is noted it is currently mixed use with supermarkets and a large residential development opposite which has historically suffered from anti-social behaviour from the late opening operations at the venues building.

This new application seeks to push the operating hours far beyond those generally granted for such a mixed-use venue and into the realms of nightclub hours to which this location is not suitable due to the close proximity of residential buildings, this has been proven by the troublesome operations that have taken place historically at the venue. A plan of the venue has been provided which shows a large area defined as a club but shows no details as to fixed seating and tables which we would expect to see in a restaurant or cocktail bar, the reality is the plans do not represent the venues true layout in regards to bar areas, seating and the large dancefloor area that exists and the plan is clearly misleading.

The building has historically been problematic in regards to crime and disorder and noise nuisance particular when granted hours beyond policy and though this application provides some control measures which Southwark Police Licensing and Southwark council licensing have had some input following meetings with the applicants , however it should be noted that the conditions proposed by the Police and council were aimed at the venue operating within policy hours to which this application does not, the conditions offered in the application also do not represent the full list of conditions to which Police and LA agreed to at the time of meeting. There appears to be no mitigating reasons for such hours other than the venue operating as a Domino club.

This venue has been operating in its current guise of a restaurant, wine bar and domino club, with occasional events operated under TENS system for some time without incident albeit also without a full alcohol licence. There is no significant history of this venue operating with the supply of alcohol involved.

The Southwark Council Statement of Licensing Policy also states, '(171) This Authority recognises the increase in the numbers of premises licensed for the sale or supply of alcohol since the introduction of the 2003 Act and, particularly, the increase in the numbers and density of such premises within the night time economy. In such a densely populated borough such as Southwark where there is often little demarcation between residential and commercial areas the potential for late operating venues and businesses to cause alcohol related nuisance and disturbance to local residents is considerable. Therefore, there will be no presumption in favour of lengthening licensing hours. The four licensing objectives should be paramount considerations at all times.'

There is also concern that the applicant for this licence is KENT RESTAURANT & LOUNGE LTD to which Mr Eric Doe is a director. Mr Doe was not only the previous licence holder for this venue but also for the ground floor venue which had its licence reviewed on more than one occasion in which the first occasion the sub-committee imposed additional measures on the licence to which under Mr Doe's ownership the venue continued to breach until in 2024 a further serious incident occurred and the venue was taken to review and the licence revoked. Police have no faith in Mr Doe to own or operate any licensed premises as he has clearly shown a disregard to not only all the licensing objectives but also the licensing sub-committee decisions.

Police are also aware that there was a discrepancy in regards to the venues lease and its ownership and would ask the applicant to provide full details of this lease as proof of ownership.

Police object to the granting of this Premises licence in its entirety. The hours far exceed those recommended for a residential area and the control measures offered do not address the licencing objectives in particular that of prevention of crime and disorder. The Police also have no faith in the applicant to be a responsible premises licence holder and this is based on his proven history of operating venues that show a total disregard for the licensing act, Police and local authority. Police submit this representation for consideration.

Yours Sincerely,

Walter Minka Agyeman
Licensing Officer
Southwark Police Licensing

From: Binya, Raymond [REDACTED]

Sent: Tuesday, November 18, 2025 3:13 PM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Cc: Kent Lounge [REDACTED] >

Subject: Application for a new premises licence under the Licensing Act 2003 for Kent Restaurant & Lounge 516 Old Kent Road, London SE1 5BA our ref A56149

Dear Licencing Team,

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

Application reference number: 887243

Address: Kent Restaurant & Lounge

First Floor
516 Old Kent Road
London
SE1 5BA

- a) plays
- b) films
- e) live music
- f) recorded music
- g) performance of dance
- i) Late night refreshment
- j) Supply of alcohol

Proposed Trading Hours:

- Monday to Wednesday: 07:00 to 02:00 (next day)
- Thursday to Saturday: 07:00 to 03:30 (next day)
- Sunday: 07:00 to 02:00 (next day)

Proposed Trading Hours for Live Music (only):

- Monday to Wednesday: 07:00 to 01:00 (next day)
- Thursday to Saturday: 07:00 to 03:30 (next day)
- Sunday: 07:00 to 01:00 (next day)

Proposed Trading Hours for Late night refreshments (only):

- Monday to Wednesday: 23:00 to 02:00 (next day)
- Thursday to Saturday: 23:00 to 03:30 (next day)
- Sunday: 23:00 to 02:00 (next day)

Proposed Trading Hours for Supply of alcohol (only):

- Monday to Wednesday: 11:00 to 01:30 (next day)
- Thursday to Saturday: 23:00 to 03:00 (next day)
- Sunday: 11:00 to 01:30 (next day)

Opening Hours:

- Monday to Wednesday: 07:00 to 02:00 (next day)
- Thursday to Saturday: 07:00 to 03:30 (next day)
- Sunday: 07:00 to 02:00 (next day)

The premises has been described as a: “*...wine bar and a restaurant located on the first floor of the building.....*”

On behalf of the Environmental Protection Team (EPT), I wish to make a representation on this application based on the following grounds:

1) Compliance with Licensing Policy:

The proposed licensable hours exceed the suggested closing times for licensed premises of this type within the area, as outlined in the Southwark Statement of Licensing Policy 2021-2026:

Restaurant : Closing time for Restaurants and Cafes is 23:00 hours daily

Public House/Wine Bars: Closing time for Public Houses Wine bars or other drinking establishments is 23:00 hours

Takeaway (Late Night Refreshments): Takeaways are not considered appropriate for this area.

The proposed trading hours are significantly inconsistent with these guidelines.

2) Public Nuisance and Impact on Neighbouring Properties

The premises is located on Old Kent Road with residential properties nearby. In the opinion of the Environmental Protection Team, the proposed hours, extending into the very early morning are likely to result in unacceptable disturbance. This includes noise breakout from amplified music, particularly low-frequency bass; noise from patrons inside the venue and when arriving or dispersing late at night; and disturbance associated with early-morning operation of external plant, such as kitchen extraction systems.

The applicant states that a Noise Management Policy is in place, but no such document has been submitted. Without it, the Environmental Protection Team cannot assess whether the proposed mitigation is sufficient for hours applied. Given the sensitivity of the site and the extent of the hours applied for, the absence of a Noise Management Policy represents a significant gap in the applicant's case.

Recommendations:

Given the extent of deviation from the Licensing Policy and the likelihood of public nuisance, the EPT recommends that the application be refused, and that hours be brought back into alignment with policy.

However, if the Licensing Sub-Committee is minded granting the licence, the following conditions are strongly recommended in addition to those proposed in Part M of the operating schedule, to mitigate noise risks:

1. A multiband sound limiting device shall be installed at the premises and will be maintained in full working order and be in use at all times the premises is in operation.
 - i. All amplification equipment, entertainment devices and amplified instruments shall be routed through the sound limiting device and shall be calibrated so that the amplified sound at the premises noise emitted from premises does not cause a statutory or other nuisance. Only management staff will have access to the sound limiting device and will be able to demonstrate that it is in use at the immediate request of responsible authority officers.
 - ii. A qualified professional acoustic consultant shall be employed to calibrate the sound limiter at the premises and to arrange the layout, installation and orientation of the speakers at the premises so that sound transmission is minimised.
 - iii. A signed and dated report from the acoustic consultant regarding the calibration of the sound limiter and any amendments to the speaker installation at the premises report shall be kept at the premises and provided to responsible authority officers immediately on request.

- iv. Once the sound limiter has been calibrated, its control settings shall not be altered at any time, except for when altered by a qualified professional acoustic consultant or the premises' sound engineer.
- 2. During any licensed entertainment on the premises, all doors and windows shall remain closed (except for access or egress).
- 3. Amplified music, song or speech shall not be broadcast in external areas at any time.
- 4. The premises shall be adequately mechanically ventilated and comfort cooled to allow doors and windows to remain closed during licensed entertainment.
- 5. Customers permitted to temporarily leave and then re-enter the premises to smoke must be restricted to a designated smoking area.
- 6. Any queue [in a designated queuing area] to enter the premises must be supervised at all times by door supervisors.
- 7. Suitably qualified or experienced persons shall be employed at all times, whilst licensable activity is being provided, and shall take all reasonable steps to ensure that patrons do not cause a nuisance in the vicinity of the premises.
- 8. Premises management shall regularly monitor outside the premises to ensure that the volume and bass levels of any licensed entertainment is kept at a level that does not cause disturbance at the closest or most exposed noise-sensitive facade to ensure the prevention of public nuisance.
- 9. A comprehensive Dispersal Policy shall be produced and implemented at the premises, with all staff trained on the most recent iteration of the policy. A record of staff training on the Dispersal Policy shall be kept at the premises and a copy of the policy and training records be made available to the council or police on request.

10. A comprehensive Noise Management Policy shall be produced, implemented, and maintained at the premises. The policy shall detail the procedures and controls in place to minimise noise disturbance arising from regulated entertainment, customer activity, smoking areas, dispersal, and operation of plant and equipment. The policy shall include staff training arrangements, monitoring regimes, and escalation procedures. A copy of the Noise Management Policy shall be submitted to the Licensing Authority for approval prior to the commencement of any licensable activities under this licence, kept on the premises at all times, and made available for inspection by authorised officers upon request. All staff shall be trained in the policy, and training records shall be kept and updated regularly
11. All external plant required for the operation of the premises (air handling plant, condensers, kitchen extraction systems, etc.) shall be designed, installed and maintained to ensure that noise output from the external plant does not cause a public nuisance or intrude inside the nearest, or most exposed, noise sensitive premises.
12. Any kitchen extraction system required for the operation of the premises shall be installed with an appropriate discharge location (i.e. eaves height) and with adequate odour control filters installed and maintained to ensure that odour emissions do not cause a public nuisance or intrude inside in the nearest or most exposed sensitive premises.

Kind Regards

Raymond Binya MSc REnvH MCIEH MIEnvSc

Principal Environmental Protection Officer

Environmental Protection Team | Environment, Sustainability and Leisure

Southwark Council

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To: Licensing Unit	From: Wesley McArthur [REDACTED] [REDACTED] (on behalf of the Licensing Unit in its role as a responsible authority)	Date: 24/11/2025
Subject:	Representation	
Act:	The Licensing Act 2003 (the Act)	
Premises:	Kent Restaurant and Lounge – First Floor, 516 Old Kent Road, London, SE1 5BA	
Application number:	887243	
Location ID:	199149	Ward: Old Kent Road

We object to the grant of an application for a premises licence, submitted by Kent Restaurant and Lounge Limited under the Licensing Act 2003 (the Act), in respect of the premises known as Kent Restaurant and Lounge – First Floor, 516 Old Kent Road, London, SE1 5BA

1. The application

The application is to allow for the provision of the following licensable activities and opening hours:

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

- **Monday to Wednesday:** 11:00 to 01:30
- **Thursday to Saturday:** 11:00 to 03:00
- **Sunday:** 12:00 to 01:30

The provision of late-night refreshment both indoors and outdoors:

- **Sunday to Wednesday:** 23:00 to 02:00
- **Thursday to Saturday:** 23:00 to 03:30

Plays, films, indoor sporting events, recorded music and the performance of dance, all indoors:

- **Sunday to Wednesday:** 07:00 to 02:00
- **Thursday to Saturday:** 07:00 to 03:30

Live music indoors:

- **Sunday to Wednesday:** 07:00 to 01:00
- **Thursday to Saturday:** 07:00 to 03:30

Opening times:

- **Sunday to Wednesday:** 07:00 to 02:00
- **Thursday to Saturday:** 07:00 to 03:30

Non-Standard Timings:

An extra hour added to the terminal hours on the morning that Greenwich meantime changes to British Summer time.

When Monday follows a Bank holiday Sunday to remain open until 03.00AM. When a Bank holiday weekend Friday and Saturday to remain open for one additional hour.

Mourning day Thursday, Good Friday, Easter Sunday, May Day, St Patrick's Day, St David's Day, St George's Day, Christmas Eve, Boxing Day, Windrush Day, Gay Pride Day, 4th July, (Jamaica, St Lucia, Barbados, Trinidad & Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast & Sierra Leone Independence Days) to remain open for one additional hour. The provision of licensable activities from the start of the permitted hours on New Year's Eve until the end of the permitted on New Year's Day.

The premises, and its intended operation, are described in the application as follows (verbatim):

- *"Kent Restaurant and Lounge is a wine bar and restaurant located on the first floor of 516 Old Kent Road, SE1 5BA. The premises has a courtyard leading to the entrance of the restaurant. The entrance to the restaurant is located on the right-hand side at the top of the stairs. The restaurant has an outside eating area as well as a smoking balcony and emergency (metal Staircase) fire exit leading outside to the courtyard. On the left-hand side of the entrance at the top of the stairs is the lounge with additional seating and bar to accommodate large bookings for the restaurant. This is a spacious area used for private hire for all corporate and private functions on a pre-booked basis in line with our private hire policies. There are two designated female and male toilets with an additional emergency fire exit door leading from the lounge to the courtyard."*

We will host live stand up comedy events for our customers, as well as live singing performances.

Film clubs, network meetings, small seminars and training.

We will be hosting weekly Domino games for our mainly elderly local (Bradfields Domino Club) Caribbean community, they generally come together every Wednesday, Friday & occasional Saturday's when there's a home match.

This club has played other Domino teams from all over the country & have been in the summer league for over 20 years & more recently in the Winter Domino league.

The game is open to everyone within the community who wish to socialise, learn & play this game of skill, the gathering of the elderly will be a permanent fixture within Southwark @ The Kent Restaurant & Lounge & will allow them to socialise with like minded people who do not have a warm and friendly environment to do this in.

To summarise a weekly Domino club can provide emotional, cognitive & social benefits, enriching the lives of elderly participants in meaningful ways.

We may have occasional live music that may or may not be amplified on occasions when the premises may be used for private functions, it is not proposed that this will be a frequent occurrence.

Amplified music shall take place on the premises levels will be set and agreed by local authority. (the main volume control will be accessed only by staff members). To provide recorded music during normal business or as part of any functions that are booked by customers.

We will have space for dancing for customers who wish to dance as well as for events that we may put on from time to time.

Hot food & snacks will be readily available as late night refreshment, both on & off the premises, we have seated areas indoors as well as outdoors, this is not visible from the street and is situated within our boundary.

The Kitchen will close 30 mins for cleaning prior to closing time.”

2. The Locale

The premises are located in a commercial / industrial area on Old Kent Road (Cantium Retail Park). Old Kent Road is an extremely busy major thoroughfare, with heavy vehicular traffic both day and night.

Old Kent Road serves as one of the main East / West arterial roads in both Southwark, and South East London as a whole and forms part of the A2.

Old Kent Road also has a lot of pedestrian traffic during the day /early evening, but this dwindles by late night / the early hours of the morning.

In the daytime the surrounding roads are moderately busy with vehicular and pedestrian traffic, however at night time the surrounding roads in the vicinity are generally quiet. The surrounding roads opposite the premises are mainly residential. Various bus routes service the local vicinity.

Photographs of the locale are below.

Figure 1: View looking south-west across Old Kent Road showing the premises.



Figure 2: View looking north-west up Old Kent Road showing residential properties opposite the premises.



Figure 3: View looking north-east across Old Kent Road from outside the premises' entrance showing residential properties directly opposite the premises.



3. The Statement of Licensing Policy (SoLP)

According to section 7 of this council's statement of licensing policy 2021 – 2026 (the SoLP), the premises fall within a residential area.

A copy of the SoLP is available via:

[Our licensing policies | Southwark Council](#)

The following closing times are recommended in our SoLP in respect of various types of licensed premises located in residential areas as stated -

Restaurants and cafes:

- **23:00 daily**

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

- **23:00 daily**

Event premises / spaces where sale of alcohol is included in, and ancillary to, range of activities including meals:

- **23:00 daily**

Nightclubs:

- **Not considered suitable for residential areas**

4. Our objection

Our objection relates to the promotion of all of the licensing objectives and is based on the criteria set out in '4a', '4b', and '4c' below.

4a. Operating hours

Our objection relates to all of the licensing objectives.

We say that the provision of licensable activities so late into the night / early morning 7 days a week could have a negative effect on the promotion of all the licensing objectives.

Usually, we would say that it is not appropriate to allow premises to provide licensable activities so much later than the closing times suggested in the SoLP in area with so many residential properties (often housing families and many people of working age) directly opposite the premises because such the operating hours could have a **highly detrimental** effect on the quality of life and amenity of local residents.

Late operating hours can also have a negative effect not just on local residents, but also on people travelling through the local vicinity late at night / in the early hours of the morning.

Premises selling alcohol and providing entertainment, late at night and in the early hours of the morning, often become hubs for crime and disorder, anti-social behavior, nuisance and people with alcohol and drug abuse problems.

Allowing customers to consume alcohol, or to be on the premises after having already consumed alcohol, for such extensive hours **every day of the week** will allow for a high level of intoxication and more chance of confrontations between customers, as often happens in late night venues.

Although bus routes serve the area, including night bus services, it should be noted that the night bus services are sporadic compared to daytime services. The dispersal of customers from the wider locale is likely to take a long time in the early hours of the morning on all days of the week. This gives rise to more opportunity that customers leaving the vicinity could cause nuisance to local residents.

The operational hours suggested in the SoLP exist to protect residents, and other people, in the borough and were ratified by councilors at full licensing committee.

Full council assembly approved the current version of the SoLP and have maintained the suggested operating hours four times in a row. This shows that there is still a need for the recommended hours to be given **considerable** weight in the determination of premises licence applications.

We say that the licensing sub-committee should be ***the gatekeeper*** of the Statement of Licensing Policy that was, in part, ratified by councillors who form part of this very licensing sub-committee.

It should be noted however that the applicant engaged in pre-application consultation with the Licensing Unit in its role as a responsible authority and an extensive suite of conditions were agreed to. If the conditions offered in the application can be adhered to **at all times**, then **the risk factors of the premises operating late at night might be mitigated**.

We therefore would like the Licensing Sub-Committee to make a decision as to what operating hours would be appropriate.

4b – The future of the area

Old Kent Road is being redeveloped, and the premises sit within the Old Kent Road action plan area set out by this council. The Old Kent Road action plan seeks to build 20,000 new homes along the Old Kent Road corridor.

5000 of those new homes are to be built in the Crantium Retail Park and St James Road / Marlborough Grove section of the Old Kent Road action plan area.

The premises are ***centrally placed*** in the Crantium Retail Park and St James Road / Marlborough Grove section of the Old Kent Road action plan area as per the map below (the blue area(s)).

Figure 4: Map showing the Crantium Retail Park and St James Road / Marlborough Grove section of the Old Kent Road action plan area.



Further information on the planned future redevelopment of Crantium Retail Park and St James Road / Marlborough Grove section of the Old Kent Road action plan area can be found via:

[Cantium Retail Park and Marlborough Grove - Old Kent Road](#)

We say that granting this licence could conflict with the long-term redevelopment plans for the area and the amenity of future residents.

The initial proposal, and planning applications, regarding the Crantium Retail Park and St James Road / Marlborough Grove section of the Old Kent Road action plan area predate this application – although we must state that planning and licensing are two *separate legislative regimes*, and must be considered by this sub-committee as such, however the licensing sub-committee can give weight to the prevention of public nuisance, the prevention of crime and disorder, and the possible loss of amenity for future residents.

4c – operating history

This application is made by Kent Restaurant & Lounge Limited. Mr Eric Doe is a director of Kent Restaurant & Lounge Limited. Mr Doe has previously held a premises licence for this venue and for the ground floor of 516 Old Kent Road (known as Club 701). The company holding those premises licence was Erico Entertainment Ltd. This company went into compulsory liquidation in September 2024.

A screen shot showing that Mr Doe is a director of Kent Restaurant & Lounge Limited as of 24 November 2025 is attached as appendix 1.

The other directors of Kent Restaurant & Lounge Limited are **Erisa Opoku** and **Audrey Straker**.

Mr Doe is known to the responsible authorities and to Southwark's licensing sub-committee with a long history of non-compliance and a disregard of the licensing objectives. The premises licence held for the ground floor of 516 Old Kent Road was the subject to two summary reviews, triggered by serious crime and or disorder associated with the operation of the premises under the charge of Mr Eric Doe.

This is relevant due to the proposed operation of the Kent Restaurant & Lounge as it shows that Mr Doe is unable to operate a premises in compliance with the provisions of the Licensing Act 2003, and that granting a licence to Mr Doe (via Kent Restaurant & Lounge Limited) would **pose a serious risk of completely undermining all of the licensing objectives**.

Mr Doe's involvement regarding Ground Floor & Basement, 516 Old Kent Road.

1. In February 2016, a premises licence was issued in respect of the premises to Erico Entertainment Limited.
3. Licensing induction meetings took place with the premises on 8 July 2016, 26 November 2016, 11 June 2019. The purpose of an induction meeting is to explain the terms and conditions of the premises licence.
4. Closure Notices had been issued by the Police under section 19 of the Criminal Justice and Police Act 2001 on 13 August 2016, 10 September 2016, 23 October 2016 as a result of breaches of licence conditions.
5. Following licensing inspections, breaches of licence conditions were identified on the 2 September 2017 and 11 November 2017.

6. On 5 November 2019 an application for a summary review was made following a serious incident. At the final licensing sub-committee hearing on 28 November 2019, the premises licence was suspended for three months, the DPS was removed and licence modified with conditions, amongst which Eric Doe was to have no operational involvement in the premises.

7. On 17 January 2024 an application for a summary review was made following a serious incident. At the final licensing sub-committee hearing on 28 November 2019, the premises licence was permanently revoked.

Copies of the Notices of Decision relating to the summary reviews submitted on 5 November 2019 and 17 January 2024 are attached as appendices 2 and 3.

It is important to note that on 5 November 2019, this licensing sub-committee felt it necessary to impose the following condition to support the licensing objectives:

- That Eric Doe shall play no part in the day-to-day management or operation of the premises.

Despite Mr Doe, and his employees, received advice and warnings, Mr Doe has found it impossible to operate premises in compliance with the Licensing Act 2003.

Complaints have been submitted by local residents in regard to the prior operation of both Kent Lounge and Club 701 under Mr. Does stewardship. Details of the complaints are below.

Table 1: Complaints received regarding Kent Lounge & Restaurant

Complaint reference	Date received	Source	Details
C/999775	23/05/2023	Local resident 2	Unlicensed activity - opening without an appropriate TEN in place
A27557	17/08/2024	Local resident 1	Noise nuisance. Advise sought for submitting a licence review
A31470	20/10/2024	Local resident 7	Noise nuisance

Table 2: Complaints received regarding Club 701

Complaint reference	Date received	Source	Details
861784	30 August 2018	Local resident 1	Noise nuisance
875217	09 April 2018	Local Councillor	Noise nuisance, Anti-social behaviour, crime & disorder, no control of customers and illegal parking by customers
895682	19 February 2019	Local resident 2	Noise nuisance, Anti-social behaviour, crime & disorder, no control of customers and illegal parking by customers

897694	28 March 2019	Local resident 2	Noise nuisance
898663	10 April 2019	Local resident 2	Noise nuisance
909002	27 August 2019	Local resident 2	Noise nuisance, Anti-social behaviour, crime & disorder, no control of customers and illegal parking by customers
910414	16 September 2019	Local resident 2	Noise nuisance and illegal parking by customers
918418	27 January 2020	Local resident 2	Noise nuisance
972192	04 March 2020	Council Noise officer	Advisory email stating that the Noise and Nuisance Team had received 3 complaints from 3 different complainants regarding noise nuisance (local residents 3, 4 & 5) and that the officer had witnessed loud music emanating from the premises which had been turned down by the time he was able to attend the residents' premises.
972228	04 March 2020	Local resident 2	Noise nuisance
975874	03 May 2022	Local resident 6	Noise nuisance
C/A00979	12 June 2023	Anonymous complaint	Large crowd outside the premises standing up to 3 persons deep in the road, partially blocking traffic and blocking the pavement
C/A14022	16 January 2024	Police	Premises operating without an authorisation under the Licensing Act 2003
C/A28036	17 August 2024	Local resident 1	Premises operating without an authorisation under the Licensing Act 2003 and causing noise nuisance
C/A31471	20 October 2024	Local resident 1	Premises operating without an authorisation under the Licensing Act

			2003 and causing noise nuisance
C/A57288	01 November 2025	The police	The police witnessed the alleged provision of unlicensed licensable activities at the premises.

Although the above complaints are unsubstantiated (except for the last complaint regarding a visit to the premises by the police), we contend that the complaints are indicative that the prior operation of the premises caused residual problems in the locale.

Please note that 'unsubstantiated' simply means that we were not able to investigate the complaints at the time we received them. We received the complaints after the alleged problems had occurred. It means that we cannot verify whether the alleged incidents detailed in the complaints occurred, **not that they did not occur**.

It should be noted that all the above complaints came from residential properties **across the road** from the premises. In the future, the premises will be surrounded by residential properties, some of which will be *immediately* adjacent to it.

We say that above shows that the premises has been a source of **serious** crime and disorder in the locale, and potentially a source of severe nuisance to local residents.

Late night nightclub venues are high risk premises that are challenging to manage, and taking into account existing nearby local residences, and the fact that the area that will become increasingly residential in years to come, **it is vital that this application be considered very carefully**.

Other operating history

It is also noteworthy that before the premises operated as Kent Restaurant and Lounge it was operated as a licensed premises called K-Che.

K-Che was subject to two expedited reviews because of serious crime and disorder. The incident which prompted the second review was so serious that it led to the revocation of the premises licence issued in respect of the premises.

K-Che was also the subject of many complaints from local residents over the time it operated.

Prior to the premises housing K-Che, the premises operated under several guises as licensed premises, and it has been subject to noise complaints, and allegations of being associated with crime and disorder, since 2005 (when licensing legislation came under the purview of this authority for Southwark).

While Mr. Doe had nothing to do with the operation of the premises before 2016, we say that the operating history of the premises before this time shows that it may simply be an unsuitable location for a premises licensed for the sale of alcohol and provision of entertainment, and also that it is simply a hard premises to manage and operate safely and without complaint, and in compliance with the Licensing Act 2003.

Pre-application consultation

It must be noted that both the Licensing Unit and the police engaged in extensive pre-application consultation over the course of two meetings with Ms. Audrey Straker, and the premises' proposed designated premises supervisor, Gilbert Lue-Kong.

During these meetings assurances were made by Ms. Straker and Mr. Lue-Kong that (1) Eric Doe would have nothing to do with the operation of the premises, and (2) that Mr. Doe would have nothing to do with the proposed application.

Ms. Straker and Mr. Lue-Kong were advised not to submit the application in the name of Kent Restaurant & Lounge Limited if Mr Doe was going to remain a director of the company.

During the pre-application meetings, Ms. Straker and Mr. Lue-Kong advised that they were the legal tenants of the building, and that Mr. Doe had no interest in the premises as a tenant. They also advised that they had signed a lease proving this, a copy of which they would supply. Ms. Straker and Mr. Lue-Kong were advised to provide a copy of the lease with the application; however, no such lease copy has been provided.

We are therefore **very** surprised that the application has been submitted by Kent Restaurant & Lounge Limited of which Mr Doe remains a director, and that a copy of the lease that Ms. Straker and Mr. Lue-Kong stated they possess, showing that they are the current legal tenants of the property, was not provided on application.

At this time it is possible that Mr. Doe may still have an interest in the operation of the premises and we say that if this is the case **the application should be refused in its entirety as the grant of any licence subsequent to this application would completely undermine the promotion of the licensing objectives if Mr. Doe remains involved in the operation of the premises.**

We advise the licensing sub-committee to interrogate the current tenure of the premises to their satisfaction at the hearing to determine this application.

We advise that Ms. Straker and Mr. Lue-Kong provide a copy of the lease that they say they signed, showing that they are the current, and only, legal tenants of the premises.

Further information to support this representation may be presented prior to the licensing sub-committee hearing to determine the application.

Yours sincerely,

Wesley McArthur,
Principal Enforcement Officer

Appendix 1

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KENT RESTAURANT & LOUNGE LTD

Company number **14668119**

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DOE, Eric

Correspondence address

Flat 108 Dakota Building, Deals Gateway, London, England, SE13 7QE

Role **ACTIVE**

Date of birth

Appointed on

Director

January 1981

16 February 2023

Nationality

Country of residence

Liberian

England

Appendix 2

NOTICE OF DECISION

LICENSING SUB-COMMITTEE – 28 NOVEMBER 2019

LICENSING ACT 2003: SECTION 53A: CLUB 701, BASEMENT AND GROUND FLOORS, 516 OLD KENT ROAD, LONDON SE1 5BA

1. Decision

That the council's licensing sub-committee, having considered an application made under section 53A of the Licensing Act 2003 by the Metropolitan Police Service for the review of the premises licence in respect of Club 701, Basement and Ground Floors, 516 Old Kent Road, London SE1 5BA and having had regard to all relevant representations decided to suspend the licence for a period of three months, to remove Alfred Manseray as the designated premises supervisor and to modify the conditions of the licence as follows:

1. That the premises will be closed on Wednesdays.
2. That the measures set out in the licensing compliance plan attached to the premises licence as annex 5 shall be implemented in full prior to the reopening of the premises.
3. That there shall be no shisha smoking equipment on the premises at any time.
4. That all security staff at the premises shall be supplied by an SIA approved contractor.
5. That condition 288 of the licence shall be amended by the addition of the following: "The premises shall not be open at any time when the CCTV is not operating correctly."
6. That condition 342 of the license shall be reworded as follows:

"That an ID scanning system of a specification to the reasonable satisfaction of the Police shall be installed and maintained at the premises. The system should be capable of sharing information about banned customers with other venues, identify the hologram on ID, read both passports and ID cards and be able to identify fake or forged ID documents to a reasonable standard. **The system must be operating correctly at all times when the premises are open** and will be used to record the details of all persons entering the premises including staff, members of the public, performers and their assistants. Entry to the premises will not be permitted without the production of the relevant ID document and / or if the person's details are already stored on the system and they are identified using a biometric identification system."

7. That Eric Doe shall play no part in the day-to-day management or operation of the premises.

2. Reasons

The licensing sub-committee heard from the representative of the Metropolitan Police Service, the applicant for the review, who referred to his previous representations (considered at the interim steps hearing on 7th November 2019) and to his further witness statement dated 22nd November 2019, in which he exhibits CCTV stills from the night of the incident showing the licence holder Eric Doe behind the bar in the outside shisha area where the assault occurred. In his view, this undermined Mr Doe's assertion that the incident had been the fault of others, in particular the designated premises supervisor, who had let him down. Mr Doe had been in

that area of the premises himself that night, yet had allowed multiple breaches of licence conditions to occur. It was clarified that the CCTV appeared to be 1 hour behind actual time, so that the incident had occurred after 3.00 a.m. by which time the premises should have been closed. In the view of the police, Mr Doe had shown a disregard for the licensing objectives and they had no confidence that he could manage the premises safely in future. The licence should therefore be revoked. If the sub-committee did not agree with that, the licence should be suspended for 3 months, the designated premises supervisor changed and an SIA approved contract team appointed.

The sub-committee heard from the representative of the licensing authority, who referred to written representations submitted on her behalf. These traced the chronology of previous interventions by licensing officers attempting to secure compliance at the premises. It was clear that despite three separate licensing induction visits breaches of licence conditions had continued to occur, eventually leading to police cautions being issued for licensing offences. She urged the sub-committee to revoke the licence or, at the least, suspend the licence for 3 months while all the remedial measures proposed by the licence holder were put in place.

The representative of the licence holder entirely accepted that a serious incident had occurred. However, the sub-committee had to distinguish between a history of long-running minor non-compliance at the premises and this serious incident of violence, which was a one-off and could not in itself justify revocation of the licence, particularly where – as here – it was possible for the premises to be run in future in a compliant way. The proposal was for Mr Doe to play no further part in managing the premises. A new designated premises supervisor had been identified. A comprehensive licensing compliance plan had been devised and would be implemented. The premises could cease trading on a Wednesday, as this had attracted an unfamiliar crowd. There would be no shisha smoking henceforth. The premises would be closed if either the CCTV or ID scanning system were not working. A 6 week suspension was volunteered, which would allow time for the new regime to bed in.

The sub-committee took account of the fact that a serious assault had taken place on the premises which had been caused or contributed to by multiple breaches of premises licence conditions. The premises should have been closed before the incident took place, the ID scanner was not working, no drinks or glassware should have been in the shisha area and no patrons should have been allowed to wear hats or hoods.

Revocation was considered, but on balance the sub-committee took the view that a 3 month suspension of the licence, the removal of the designated premises supervisor and the additional conditions set out above would be sufficient in this case to promote the licensing objectives, in particular the prevention of crime and disorder. The sub-committee considered that other measures short of suspension were insufficient given the seriousness of the incident, the multiple breaches of licence conditions and the previous operating history of the premises.

The sub-committee noted with approval the applicant's willingness to eliminate single-use plastics in glasses and straws.

In reaching its decision, the sub-committee had regard both to the revised guidance and to its own statement of licensing policy, and considered that its decision was appropriate and proportionate in order to promote the licensing objectives, in particular the prevention of crime and disorder.

3. **Appeal rights**

This decision is open to appeal by either

- a) The applicant for the review
- b) The premises licence holder
- c) Any other person who made relevant representations in relation to the application

Such appeal must be commenced by notice of appeal given by the appellant to the justices' clerk for the Magistrates' Court for the area within the period of 21 days beginning with the day on which the appellant was notified by this licensing authority of the decision.

This decision does not have effect until either

- a) The end of the period for appealing against this decision; or
- b) In the event of any notice of appeal being given, until the appeal is disposed of.

4. Review of interim steps pending appeal

At the conclusion of the review hearing the licensing sub-committee reviewed the interim steps to determine which interim steps were appropriate for the promotion of the licensing objectives, pursuant to section 53D of the Licensing Act 2003. The sub-committee concluded that these interim steps were appropriate:

- To suspend the premises licence.

The interim steps are open to appeal by:

- a) The chief officer of police for the police area in which the premises is situated; or
- b) The holder of the premises licence

Such appeal must be commenced by notice of appeal given by the appellant to the justices' clerk for the Magistrates' Court for the area within the period of 21 days beginning with the day on which the appellant was notified by this licensing authority of the decision.

Issued by the Constitutional Team on behalf of the Director of Law and Democracy

Date: 28 November, 2019.



NOTICE OF DECISION

LICENSING SUB-COMMITTEE – 8 FEBRUARY 2024

SECTION 53C LICENSING ACT 2003: CLUB 701, BASEMENT AND GROUND FLOORS, 516 OLD KENT ROAD, LONDON SE1 5BA

1. Decision

That the council's licensing sub-committee, having considered an application made under Section 53C of the Licensing Act 2003 by the Metropolitan Police Service for the review of the premises licence issued in respect of the premises known as Club 701, Basement and Ground Floors, 516 Old Kent Road, London SE1 5BA and having had regard to all relevant representations has decided it necessary for the promotion of the licensing objectives to revoke the premises licence.

2. Reasons for the decision

This was an application made by the Metropolitan Police Service for a review of the premises licence in respect of the premises known as Club 701, Basement and Ground Floors, 516 Old Kent Road, London SE1 5BA.

The licensing sub-committee heard from the representative for the Metropolitan Police Service who advised that on 17 January 2024, the Metropolitan Police Service applied for a summary review of the premises licence issued in respect of the premises following a Police Superintendent certifying that, in their opinion, the premises are associated with serious crime, serious disorder or both.

The application concerned an allegation of a very serious incident of assault that took place at the premises on 2 January 2024 between 02:15 and 02:45 at a time the premises was not authorised to be open. The premises licence did not permit the premises to be open on Tuesdays nor was there a Temporary Event Notice (TEN) in place for the premises to operate. The Police stated the incident would not have occurred had the premises been closed. Regarding the incident, it remained an on-going criminal investigation and charges had yet to be laid.

The police stated that Club 701 was a serially non-compliant premises, and that stating that the early morning of 2 January formed part of its trading day of 1 January, was not credible. They referred to condition 396: "That on Sundays prior to Bank Holiday Mondays, Christmas Eve and New Year's Eve the permitted opening hours of the premises are between 22:00 to 05:00 and licensable activities must cease at 04:00 on these days". The premises had a poor compliance history and had been given many chances over the years to comply. The premises was not capable of being run as a compliant venue which flew in the face of the prevention of crime and disorder licensing objective.

A similar serious incident had occurred after licensed hours in 2019 which had left a man in an induced coma. This resulted in the Police submitting a summary review of the premises licence. On that occasion, the licensing sub-committee suspended the

premises licence for three months, Mr Doe was prohibited from playing any part in the day-to-day management of the premises and the licence conditions were modified. The sub-committee had been lenient in 2019; the license holder had told members that the 2019 incident had been a one-off and did not justify the revocation of the licence. The 2019 incident was clearly not a one-off. The incident in the early hours of 2 January 2024 had taken place in a similar fashion and the sub-committee could not treat the breach as minor.

The police informed the sub-committee that as a result of their investigation into the incident on 2 January 2024, additional breaches of licence conditions had transpired, demonstrating wider non-compliance:

- i. CCTV footage could not be found following a flood on 17 December at the Kent Restaurant and Lounge. Police were only able to access part of CCTV as there was a missing camera and what was provided was grainy, poor quality, and incorrectly timestamped.
- ii. Males had been seen (on the CCTV) wearing hats and hoods which is a breach of condition 373 “That customers shall not be permitted to wear hats or hoods whilst inside the venue”.
- iii. The alleged perpetrator of the assault on 2 January 2024 had also not been registered on the ID scanner in breach of condition 342 which had been accepted by the venue.
- iv. Due to financial constraints, the venue had not completed training yet and had refresher training completed at speed in the previous seven days. This included “staff complete licensing SAVI training last year”. SAVI is an accreditation; it does not supply training. Enquiries made by the police, found that the venue had been historically accredited, but this had lapsed in August 2022. The premises stated that there was approximately 10 staff and that they had focussed on essential training.

The licensing sub-committee heard from licensing as a responsible authority who outlined the premises licence history and also sought a revocation of the premises licence.

The licensing sub-committee then heard from the representative for the premises who advised that it was too simplistic for the police to state that the incident would not have occurred if the premises had been closed. The incident may have occurred if a TEN was in operation or on a night when the venue was operating under the premises licence.

Regarding the incidents, the alleged suspect knew the victim in his private capacity and at the time was an off-duty doorman. The alleged assault had taken place in a separate location; accessible only to the off-duty doorman through his knowledge of the premises. The representative for the premises asserted that the incident could not have been foreseen.

When the venue was under operation as MyTribe, the venue had a proven history of violence; this was not the case now. The Police no longer regarded Club 701 as a

venue blighted with crime and disorder. The trigger incident in 2019 (that was subject to the previous expedited review) was an assault and the DPS was not effective and did not support the premises licence conditions. Furthermore, since 2019 it was a condition that Mr Doe, who was present on the day of the assault in 2019, not take part in direct day to day affairs, which he had not. In light of this, the sub-committee were invited to disregard the 2019 incident and matters raised up to 2019 had been dealt with by the licensing sub-committee at that time.

When asked about violent incidents since 2019, the DPS accepted that there had been some minor incidents, but the police had been informed of them each time and had been offered the relevant CCTV footage. The venue had always co-operated with the police and by way of example, when the police advised of the potential gang activity on 3 January 2024, the DPS voluntarily did not open. The police stated that they had been aware of nine incidents and that reports had been made by both the DPS and victims. The representative for the premises added that seven of the nine incidents resulted in no further action being taken and two were on-going. It was also made clear that the incident of 2 January took place in the adjoining Kent Restaurant and Lounge, not Club 701. The DPS was responsible only for Club 701 and not Kent Restaurant and Lounge.

Under the new DPS, the location had had a much needed revamp. New strict rules had been introduced as to how the venue was policed, such as the number of door staff. Under condition 841, six SIA door staff were required, but the new DPS had introduce eight to ten door staff on average.

The CCTV time lag had been explained to the police when the footage was provided to them. It was a minor issue that required the premises to call an IT engineer to sort out, but the police required the recordings before it could be addressed. The police had been provided with all the information needed alongside the CCTV recordings. Regarding the error with one of the CCTV cameras not being included on the USB, the police had been offered extensive opportunities to view the CCTV in situ and a further copy was supplied later.

The IT engineer was asked why the police would have said the quality wasn't good, the CCTV footage was not time stamped, some was too "grainy" or set at the wrong speed and some not time stamped, but the IT engineer was unable to explain and stated that it could be a network issue. Regardless, the DPS confirmed that the CCTV was now up to specification.

With regard to non-compliance with the ID scanner in condition 342, the sub-committee were advised that while the exact wording had not been complied with, the requirements had been. Staff were all checked in via a written record. Moving forward, the venue said door staff would go through the ID scanner and also register in the written record.

In discussions, the police advised members that they had not received the log of staff on duty for the 1-2 January and that it was the first time they had heard that the alleged perpetrator of the assault was off duty that night. The venue stated that he attended the venue for a night out as he often did. Because he was not staff that night, the representative for the premises said he would not have required to go

through the ID scanner in any event. It was confirmed that he didn't because staff knew him, but acknowledged that this was a mistake.

The police stated that people were in the venue with hoodies and hats, but the sub-committee were reminded that it was cold, it was a January night. Customers had been told to remove the offending items prior to going through the ID scanner. The police may have cited that customers wearing hoodies/hats as an example of a breach of conditions, but it was something that could be explained.

The police stated that the CCTV showed that customers were wearing hats/hoodies on the dance floor. However, because there was no time stamp on the CCTV, officers could not link those customers with the hats/hoodies with other cameras, so it couldn't be established who came into the premises' foyer wearing them and who took them off for the ID scanner and then put them back on later. Regardless, condition 373 of the premises licence provided: "Customers will not be permitted to wear hats or hoods while in the venue". Under the premises licence, the foyer was within the premises and therefore none should be worn there in any event.

The representative for the premises said that there had been 13 TENs in 2023, none of which had been objected to; so there was no reason to assume a TEN for the 2 January would be an issue. If a TEN had been submitted there was no reason it would have been objected to yet the incident may have occurred regardless. The lack of TEN was an honest mistake. The DPS assumed that a TEN wasn't needed, it was a national holiday and he believed that one was not required.

The DPS accepted that he couldn't do everything and a named member of staff ordinarily submitted on the DPS' behalf. The DPS accepted that the oversight of the TEN was his responsibility, but stressed to the sub-committee that he turned the venue around and achieved a lot of positives since he had taken over the DPS role. Ultimately, Mr Doe accepted Club 701 was his business and it was he who had to take responsibility for the lack of a TEN.

Concerning the delayed payment of the license fee, it transpired that the licensing authority had the incorrect email address and unfortunately, post was being sent to the church rather than Club 701 and the church were returning it. As soon as the premises realised the non-payment of the licence fee, it was rectified immediately.

The police had advised the sub-committee that there had been "numerous complaints from residents". This was a misleading statement. There had been complaints from residents, but this was prior to the 2019 change in management. Since that time, there had been virtually no such complaints.

This was an application made by the Metropolitan Police Service for the review of the premises licence issued in respect of the premises known as Club 701, Basement and Ground Floors, 516 Old Kent Road, London SE1 5BA.

The licensing sub-committee's role in the review application is to look at the venue's past operation and determine whether the venue was safe to reopen and whether the venue is capable of promoting the licensing objectives. It is not for the sub-committee to determine whether the incident that triggered the summary review on 2 January 2024 did or did not occur. The sub-committee is also mindful of the

sensitivity of the incident alleged to have taken place and this decision should not be taken to be determinative of the police criminal investigation.

Having heard the submissions from the police, licensing as a responsible authority, the premises and having considered all of the written representations this sub-committee found:

1. The venue previously operated under previous management as MyTribe and had its premises licence revoked.
2. In February 2016, a premises licence was issued in respect of the premises to Erico Entertainment Limited.
3. Licensing induction meetings took place with the premises on 8 July 2016, 26 November 2016, 11 June 2019. The purposes of the induction meetings is to explain the terms and conditions of the premises licence.
4. Closure Notices had been issued by the Police under section 19 of the Criminal Justice and Police Act 2001 on 13 August 2016, 10 September 2016, 23 October 2016 as a result of breaches of licence conditions.
5. Following licensing inspections, breaches of licence conditions were identified on the 2 September 2017 and 11 November 2017.
6. On 5 November 2019 an application for a summary review was made following a serious incident. At the final licensing sub-committee hearing on 28 November 2019, the premises licence was suspended for three months, the DPS was removed and licence modified with conditions, amongst which Eric Doe was to have no operational involvement in the premises.
7. On the night of 1-2 January 2024:
 - i. The suspect of the assault had not been registered through the ID scanner in breach of condition 342. The premises accepted that it had not been compliant.
 - ii. Males had been seen on CCTV wearing hats/hoods in breach of condition 373. This was accepted in part by the premises.
 - iii. The CCTV was inadequate in that CCTV footage could not be found (following a flood on 17 December at the Kent Restaurant and Lounge), there was a time lag on the CCTV, the footage was not time stamped, the quality of it was of no evidential value and the CCTV provided was missing footage from one camera. This was in breach of conditions 288, 340 and 343. Again, this was partially accepted by the premises.
 - iv. The premises also accepted that as of the 1-2 January 2024 was not up to date with its staff training, in part due to financial pressure brought by the pandemic. Although the sub-committee recognised

the impact the pandemic had on the hospitality industry, this was a breach of condition 843.

- v. The venue operated with no authorisation in place (whether under the premises licence or under a TENs).
- vi. The premises did not pay their annual license payment therefore, the premises licence was effectively suspended. The venue continued to operate regardless.
- vii. On 17 January 2024, the Metropolitan Police applied for a summary review of the premises licence relating to Club 701 under section 53A of the Licensing Act 2003. The application was accompanied by a certificate signed by a Superintendent who expressed they were of the opinion that the premises is associated with serious crime and/or serious disorder.
- viii. A remote interim steps hearing was held on 19 January 2024 to consider whether it was necessary to impose interim steps pending the full determination of that review application. Having heard representations made on behalf of both the Metropolitan Police and the Premises Licence Holder, the sub-committee determined it was necessary to suspend the premises licence until the main review hearing which took place on 8 February 2024.
- ix. The venue were used to applying for TENs and they had not exceeded its annual TENs allowance. The sub-committee found the absence of a TEN was a deliberate act of avoidance.

The incident in the early hours of 2 January may not have been foreseen, but its occurrence resulted in the discovery of breaches (of licence conditions). Attempts were made to explain the breaches, however, the sub-committee were not impressed with the explanations provided. The breaches are not “minor” and cumulatively could have a detrimental effect on the police investigation.

The police referred to the breaches as akin to the culture of non-compliance that led to incidents in 2019; the sub-committee are duty bound to consider. Compliance with licence conditions is not optional.

Under Southwark’s statement of licensing policy 2021- 2026 the premises is located in a residential area and (with the exception of hotels), the appropriate closing time for all drinking establishments in this area is recommended as appropriate within this area as 23:00 daily.

A significant number of licence breaches have taken place at this premises over a considerable period of time. The breaches in 2019 replicate those in 2024. Paragraph 4.97 of the Section 182 guidance provides:

“....the management committee will collectively be responsible for ensuring compliance with licence conditions and the law”.

There have been issues at the premises since well before 2019. The premises licence holder was given opportunities to rectify those issues in 2019, yet the same issues and licence breaches remain five years after the previous review brought by the Police. The venue has been given ample opportunity to rectify the recurring issues, but it either has been unable or unwilling to do. Its compliance has been reactive, rather than proactive which does not promote the licensing objectives.

Both the police and licensing as a responsible authority have given the premises many chances to operate in compliance with the premises licence. Neither have confidence in the management of the venue and are of the view that it is only a matter of time before another serious incident will occur, if the premises licence is modified.

The options available to this sub-committee are:

i. **Take no action**

The licensing sub-committee have found a significant number of breaches have taken place and taking no action is not an option.

ii. **Modify the conditions of the licence by altering, omitting or adding any conditions**

The premises licence already contains extensive conditions. The representative for the premises suggested modifications of the licence, which included conditioning the operational door between the venue and the Kent Lounge being locked (save for when the Kent Lounge is operational), hourly checks on all members of staff to ensure they are in post and performing their duties and All front of house staff attending Southwark's VAWG training. The licensing authority were also informed that the venue would establish a PO Box and provided an email address.

The premises has been in breach of its licence conditions on a number of occasions and the sub-committee were not satisfied that the addition of further conditions would be complied with given that the premises were unable to comply with the conditions that already exists on its licence.

iii. **Exclude a licensable activity**

The only activity that could be excluded from the licence would be the sale of alcohol. This would be tantamount to a revocation of the licence.

iv. **Remove the designated premises supervisor**

The licensing sub-committee did consider removing the DPS. However, the sub-committee concluded that in order for there to be a material change in Club 701, there needed to be a complete overhaul of senior management of the venue.

v. Suspend the licence

With the specifics of this case, a suspension of the licence was considered punitive only and this sub-committee took the view that this was not an appropriate course of action given all the circumstances.

vi. Revoke the licence

Paragraph 11.10 of the Section 182 guidance provides “Where authorised persons and responsible authorities have concerns about problems identified at premises, it is good practice for them to give licence holders early warning of their concerns and the need for improvement, and where possible they should advise the licence or certificate holder of the steps they need to take to address those concerns. A failure by the holder to respond to such warnings is expected to lead to a decision to apply for a review. Co-operation at a local level in promoting the licensing objectives should be encouraged and reviews should not be used to undermine this cooperation.

Paragraph 11.20 of the Section 182 Guidance provides:

“In deciding which of these powers to invoke, it is expected that licensing authorities should so far as possible seek to establish the cause or causes of the concerns that the representations identify. The remedial action taken should generally be directed at these causes and should always be no more than an appropriate and proportionate response to address the causes of concern that instigated the review.”

It is fundamental to the operation of a well-run venue that it has the proper senior management in place who understand their roles and responsibilities. It is quite apparent that this is not the case at Club 701. This sub-committee is not satisfied that the venue has the senior management that have adequately addressed the reasons for their failings following the alleged incident on 2 January 2024. This licensing sub-committee is also not satisfied that any further measures could be put in place to ensure future compliance that would promote the licensing objectives, in particular, the prevention of crime and disorder licensing objective.

In reaching this decision the sub-committee had regard to all the relevant considerations, its equality duties and the four licensing objectives and considered that this decision was appropriate and proportionate

3. Appeal rights

This decision is open to appeal by either:

- a) The applicant for the review
- b) The premises licence holder
- c) Any other person who made relevant representations in relation to the application

Such appeal must be commenced by notice of appeal given by the appellant to the District Judge's Clerk for the Magistrates' Court for the area within the period of 21

days beginning with the day on which the appellant was notified by this licensing authority of the decision.

This decision does not have effect until either

- a) The end of the period for appealing against this decision; or
- b) In the event of any notice of appeal being given, until the appeal is disposed of.

4. Review of interim steps pending appeal

At the conclusion of the review hearing the licensing sub-committee reviewed the interim steps to determine which interim steps were appropriate for the promotion of the licensing objectives, pursuant to section 53D of the Licensing Act 2003. The sub-committee concluded that these interim steps were appropriate: that the premises licence be suspended.

The licensing sub-committee were satisfied that these interim steps are appropriate and proportionate to promote the licensing objectives to modify the interim steps, as detailed above.

The interim steps are open to appeal by:

- a) The chief officer of police for the police area in which the premises is situated; or
- b) The holder of the premises licence

Such appeal must be commenced by notice of appeal given by the appellant to the justices' clerk for the Magistrates Court for the area within the period of 21 days beginning with the day on which the appellant was notified by this licensing authority of the decision.

Issued by the Constitutional Team on behalf of the Assistant Chief Executive – Governance and Assurance.

Date: 20 February 2024

APPENDIX C

OTHER PERSON A

From: [REDACTED]
Sent: Saturday, November 22, 2025 4:40 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection – Premises Licence Application No. 887243

Objection – Premises Licence Application No. 887243 (516 Old Kent Road – First Floor)

Name: [REDACTED]
Address: [REDACTED]
Email: [REDACTED]

Resident Impact Statement

I have lived directly opposite this premises for nearly a decade. During previous operation under the same ownership, I repeatedly witnessed violence, drug use, excessive noise, and both sexual and non-sexual antisocial behaviour. The pattern was persistent and deeply disruptive.

It is extremely concerning that we are again being asked to respond to yet another licence application of the same nature, from the same operator, at the same address—despite multiple past refusals and a long, documented history of serious problems. This is an unsuitable location for any late-night, alcohol-led venue, and past management has consistently demonstrated an inability to control noise, crowds, or disorder.

My neighbours and I remain firmly opposed to a return of late-night activity at this address. We have already endured years of unacceptable disturbance and risk to our wellbeing. Nothing in this application suggests any meaningful change, and granting this licence would inevitably recreate the same issues.

COMMUNITY RESPONSE

Objection – Application for Premises Licence No. 887243

Dear Southwark Licensing,

We as local residents collectively object to the stated premises licence application. The application remains incompatible with the Licensing Objectives and with the Council's Licensing Policy, especially given the vulnerability of residents directly opposite and the long, documented history of problems connected to both the premises and the operator involved.

1. Safeguarding risks to vulnerable residents directly opposite the premises

The venue sits directly opposite multiple residential blocks, including John Penry House, which provides accommodation for older and vulnerable adults. Residents there require consistent and predictable night-time conditions. The application seeks a closing time that reaches into the early hours, including on working days. Alcohol-led activity, late dispersal, noise and increased footfall at those hours are directly at odds with the needs of a residential and vulnerable population.

Southwark has safeguarding responsibilities toward residents in supported accommodation. Approving a late-night alcohol and entertainment licence at this location would introduce foreseeable risks to wellbeing, sleep, and personal safety.

2. The surrounding community includes families, children, carers and shift workers. Directly opposite and around the premises are high-density residential blocks with:

- families with young children
- early-start workers
- elderly residents
- individuals previously affected by noise and nuisance from this address

Children use nearby bus stops early in the morning. Very late-night alcohol-led dispersal increases the likelihood of noise, litter and disturbance only hours before school and work traffic begins. The character of the area is residential and sensitive. The presence of shops or restaurants on the main road is not comparable. Ordinary businesses do not generate hundreds of people leaving a late-night venue, with associated alcohol use, drug use and disorder.

3. The premises and the operator have a documented history of serious issues at this address

Southwark's Licensing Policy states that the past compliance history of both the premises and the management is relevant to decision-making. Both matter here. This premises has previously been associated with:

- repeated licensing interventions
- suspensions
- noise problems
- serious disorder
- and licence revocation

These were not isolated events but long-running issues that required formal action. The current applicant company's director, Mr. Eric Doe, previously operated premises at this same address during periods when these problems occurred. This raises concerns about continuity of management. The application does not demonstrate any change in approach, structure or oversight that would reduce risk. A return to late-night operation under the same individual increases the likelihood of repeated harm.

The applicant's own submitted conditions include a provision stating that "Mr. Eric Doe... shall have no involvement in the operation of the premises whatsoever and shall be permanently excluded from the premises." The contradiction is clear: the director of the applicant company is the same individual the submitted conditions state must be excluded. This raises concerns about accuracy, credibility and workability, and shows that the operating schedule has not been properly reviewed or tailored to this application.

4. The operating model indicates nightclub-style activity, not a restaurant

Although described as a "restaurant and lounge," the operating schedule requests:

- alcohol service until 03:00
- closing at 03:30
- amplified and recorded music
- SIA door supervisors
- body-worn cameras
- off-sales

- large private events

These are features of an alcohol-led late-night venue, not a food-led premises. Previous operators at this address used similar descriptions but operated as nightclubs. The Committee should consider the realistic use of the premises based on the hours and conditions requested.

5. The location is structurally unsuitable for late-night dispersal

The entrance directly faces homes. There is no buffer zone, no set-back and no safe dispersal route. Patrons inevitably spill into residential walkways, bus stops and the entrances of neighbouring blocks.

Late-night taxis, smoking areas, queues, noise breakout and groups congregating outside are unavoidable outcomes of the hours sought. Food vendors regularly appear to serve intoxicated patrons and end up operating outside residential buildings. The physical layout and proximity to homes make this site unsuitable for late-night operation, regardless of conditions offered.

6. Enforcement difficulties have occurred at this address previously

Council teams have had to intervene repeatedly at this premises. There were occasions where engagement with management was challenging during late-night operation, and Southwark's noise team reported feeling unsafe entering the venue to investigate complaints. This raises concerns about enforceability and cooperation if a similar operating model returns.

Licences can only be granted where conditions are realistically enforceable. Given the history at this address, that threshold has not been met.

7. Residents want well-run local businesses — but not these hours at this site

Residents are not opposed to restaurants, hospitality or cultural activity. A food-led venue closing around 22:30–23:00 would be consistent with the area and would not attract strong objection. The issues relate specifically to:

- the very late hours
- the alcohol-led model
- the history of crime and disorder
- the continuity of the operator
- and the vulnerability of nearby residents

8. Noise levels cannot be mitigated due to proximity to homes

Previous operators attempted different measures to reduce noise breakout, including makeshift window coverings and temporary insulation. None were effective. The building's structure and its proximity to residential windows make noise control impossible.

Bass vibration, crowd noise, door activity, taxi engines and groups gathering outside carry directly into homes opposite. The physical design and location of the premises make disturbance unavoidable at the hours requested.

9. The venue has previously attracted serious crime, not minor incidents

This address has repeatedly drawn police involvement for violence, disorder and safeguarding concerns. Residents have raised these issues for years. Incidents have included:

- serious assaults
- incidents involving weapons

- drug activity
- and sexual assaults

Residents have repeatedly warned that late-night operation at this premises puts people at risk. The recurring pattern raises a clear question: how many more interventions, violent incidents and endangered residents are required before it is accepted that late-night licensing at this address does not work?

Request to the Committee

For the reasons above – safeguarding risks, residential vulnerability, the track record of both the premises and operator, the alcohol-led operating model, dispersal and enforcement concerns, structural noise issues, the history of serious crime and Southwark's licensing policy – the application should be refused.

If any licence is granted, the hours should be significantly reduced and aligned with the needs of the local community.

Local Residents of Old Kent Road SE1

Kind regards,

[REDACTED]

OTHER PERSON B

From: [REDACTED]
Sent: Monday, November 24, 2025 9:13 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection – Premises Licence Application No. 887243

Objection – Premises Licence Application No. 887243 (516 Old Kent Road – First Floor)

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Personal Resident Impact Statement

- My apartment faces onto Old Kent Road and when I previously lived in the property, during the years I was there I was severely impacted by the noise caused by the late-night operations of clubs / event venues at this address. Working a high-stress, long hours city job, the ongoing disturbances impacted my sleep to the point it impacted my ability to perform.
- This, combined with the fact that as a single woman I felt unsafe walking home alone and had been harassed outside the property by drunk male club-goers on more than one occasion, fundamentally resulted in my decision to move out of the property I purchased to live elsewhere.
- While the property has been tenanted, when the venue was operating as a club, I received complaints from tenants. In the time that the venue has not been occupied for this purpose, things have been fine and the tenants have been content.
- I hope to move back to Southwark in the near future - but the fact these applications keep being considered continues to deter me from doing so.

COMMUNITY RESPONSE

Objection – Application for Premises Licence No. 887243

Dear Southwark Licensing,

We as local residents and homeowners collectively object to the stated premises licence application. The application remains incompatible with the Licensing Objectives and with the Council's Licensing Policy, especially given the vulnerability of residents directly opposite and the long, documented history of problems connected to both the premises and the operator involved.

1. Safeguarding risks to vulnerable residents directly opposite the premises
The venue sits directly opposite multiple residential blocks, including John Penry House, which provides accommodation for older and vulnerable adults. Residents there require consistent and predictable night-time conditions. The application seeks a closing time that reaches into the early hours, including on working days. Alcohol-led activity, late dispersal, noise and increased footfall at those hours are directly at odds with the needs of a residential and vulnerable population.

Southwark has safeguarding responsibilities toward residents in supported accommodation. Approving a late-night alcohol and entertainment licence at this location would introduce foreseeable risks to wellbeing, sleep, and personal safety.

2. The surrounding community includes families, children, carers and shift workers

Directly opposite and around the premises are high-density residential blocks with:

- families with young children
- early-start workers
- elderly residents
- individuals previously affected by noise and nuisance from this address

Children use nearby bus stops early in the morning. Very late-night alcohol-led dispersal increases the likelihood of noise, litter and disturbance only hours before school and work traffic begins. The character of the area is residential and sensitive. The presence of shops or restaurants on the main road is not comparable. Ordinary businesses do not generate hundreds of people leaving a late-night venue, with associated alcohol use, drug use and disorder.

3. The premises and the operator have a documented history of serious issues at this address

Southwark's Licensing Policy states that the past compliance history of both the premises and the management is relevant to decision-making. Both matter here.

This premises has previously been associated with:

- repeated licensing interventions
- suspensions
- noise problems
- serious disorder
- and licence revocation

These were not isolated events but long-running issues that required formal action. The current applicant company's director, Mr. Eric Doe, previously operated premises at this same address during periods when these problems occurred. This raises concerns about continuity of management. The application does not demonstrate any change in approach, structure or oversight that would reduce risk. A return to late-night operation under the same individual increases the likelihood of repeated harm.

The applicant's own submitted conditions include a provision stating that "Mr. Eric Doe... shall have no involvement in the operation of the premises whatsoever and shall be permanently excluded from the premises." The contradiction is clear: the director of the applicant company is the same individual the submitted conditions state must be excluded. This raises concerns about accuracy, credibility and workability, and shows that the operating schedule has not been properly reviewed or tailored to this application.

4. The operating model indicates nightclub-style activity, not a restaurant

Although described as a "restaurant and lounge," the operating schedule requests:

- alcohol service until 03:00
- closing at 03:30
- amplified and recorded music
- SIA door supervisors
- body-worn cameras
- off-sales
- large private events

These are features of an alcohol-led late-night venue, not a food-led premises.

Previous operators at this address used similar descriptions but operated as nightclubs. The Committee should consider the realistic use of the premises based on the hours and conditions requested.

5. The location is structurally unsuitable for late-night dispersal

The entrance directly faces homes. There is no buffer zone, no set-back and no safe dispersal route. Patrons inevitably spill into residential walkways, bus stops and the entrances of neighbouring blocks.

Late-night taxis, smoking areas, queues, noise breakout and groups congregating outside are unavoidable outcomes of the hours sought. Food vendors regularly appear to serve intoxicated patrons and end up operating outside residential buildings. The physical layout and proximity to homes make this site unsuitable for late-night operation, regardless of conditions offered.

6. Enforcement difficulties have occurred at this address previously

Council teams have had to intervene repeatedly at this premises. There were occasions where engagement with management was challenging during late-night operation, and Southwark's noise team reported feeling unsafe entering the venue to investigate complaints. This raises concerns about enforceability and cooperation if a similar operating model returns.

Licences can only be granted where conditions are realistically enforceable. Given the history at this address, that threshold has not been met.

7. Residents want well-run local businesses — but not these hours at this site

Residents are not opposed to restaurants, hospitality or cultural activity. A food-led venue closing around 22:30–23:00 would be consistent with the area and would not attract strong objection. The issues relate specifically to:

- the very late hours
- the alcohol-led model
- the history of crime and disorder
- the continuity of the operator
- and the vulnerability of nearby residents

8. Noise levels cannot be mitigated due to proximity to homes

Previous operators attempted different measures to reduce noise breakout, including makeshift window coverings and temporary insulation. None were effective. The building's structure and its proximity to residential windows make noise control impossible.

Bass vibration, crowd noise, door activity, taxi engines and groups gathering outside carry directly into homes opposite. The physical design and location of the premises make disturbance unavoidable at the hours requested.

9. The venue has previously attracted serious crime, not minor incidents

This address has repeatedly drawn police involvement for violence, disorder and safeguarding concerns. Residents have raised these issues for years. Incidents have included:

- serious assaults
- incidents involving weapons

- drug activity
- and sexual assaults

Residents have repeatedly warned that late-night operation at this premises puts people at risk. The recurring pattern raises a clear question: how many more interventions, violent incidents and endangered residents are required before it is accepted that late-night licensing at this address does not work?

Request to the Committee

For the reasons above – safeguarding risks, residential vulnerability, the track record of both the premises and operator, the alcohol-led operating model, dispersal and enforcement concerns, structural noise issues, the history of serious crime and Southwark's licensing policy – the application should be refused.

Please support the residents and refuse this submission.

OTHER PERSON C

From: [REDACTED]
Sent: Sunday, November 23, 2025 9:21 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection – Premises Licence Application No. 887243

Hi

Objection – Premises Licence Application No. 887243 (516 Old Kent Road – First Floor)

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Resident Impact Statement

- I live directly opposite the proposed license location and previous operation of this venue had caused me numerous issues with loud music during the evening and into the early hours of the morning
 - in particular, late night events at this location have disrupted my sleep due to both loud music and noise levels as patrons congregate to enter and during closing hours when they disperse
 - during these events I have witnessed people fighting and the evidence of people throwing up outside the location, often on the same side of the road as the block of flats or at the entrance to Marlborough grove so that they are not immediately visible to any security working at the location.
 - there is frequently rubbish left around the front of the flats and the entrance to Marlborough grove including empty and partially full bottles of alcohol and nitrous oxide containers.

COMMUNITY RESPONSE

Objection – Application for Premises Licence No. 887243

Dear Southwark Licensing,

We as local residents collectively object to the stated premises licence application. The application remains incompatible with the Licensing Objectives and with the Council's Licensing Policy, especially given the vulnerability of residents directly opposite and the long, documented history of problems connected to both the premises and the operator involved.

1. Safeguarding risks to vulnerable residents directly opposite the premises The venue sits directly opposite multiple residential blocks, including John Penry House, which provides accommodation for older and vulnerable adults. Residents there require consistent and predictable night-time conditions. The application seeks a closing time that reaches into the early hours, including on working days. Alcohol-led activity, late dispersal, noise and increased footfall at those hours are directly at odds with the needs of a residential and vulnerable population.

Southwark has safeguarding responsibilities toward residents in supported accommodation. Approving a late-night alcohol and entertainment licence at this location would introduce foreseeable risks to wellbeing, sleep, and personal safety.

2. The surrounding community includes families, children, carers and shift workers. Directly opposite and around the premises are high-density residential blocks with:

- families with young children
- early-start workers
- elderly residents
- individuals previously affected by noise and nuisance from this address. Children use nearby bus stops early in the morning. Very late-night alcohol-led dispersal increases the likelihood of noise, litter and disturbance only hours before school and work traffic begins. The character of the area is residential and sensitive. The presence of shops or restaurants on the main road is not comparable. Ordinary businesses do not generate hundreds of people leaving a late-night venue, with associated alcohol use, drug use and disorder.

3. The premises and the operator have a documented history of serious issues at this address. Southwark's Licensing Policy states that the past compliance history of both the premises and the management is relevant to decision-making. Both matter here.

This premises has previously been associated with:

- repeated licensing interventions
- suspensions
- noise problems
- serious disorder
- and licence revocation

These were not isolated events but long-running issues that required formal action. The current applicant company's director, Mr. Eric Doe, previously operated premises at this same address during periods when these problems occurred. This raises concerns about continuity of management. The application does not demonstrate any change in approach, structure or oversight that would reduce risk. A return to late-night operation under the same individual increases the likelihood of repeated harm.

The applicant's own submitted conditions include a provision stating that "Mr. Eric Doe... shall have no involvement in the operation of the premises whatsoever and shall be permanently excluded from the premises." The contradiction is clear: the director of the applicant company is the same individual the submitted conditions state must be excluded. This raises concerns about accuracy, credibility and workability, and shows that the operating schedule has not been properly reviewed or tailored to this application.

4. The operating model indicates nightclub-style activity, not a restaurant. Although described as a "restaurant and lounge," the operating schedule requests:

- alcohol service until 03:00
- closing at 03:30
- amplified and recorded music
- SIA door supervisors
- body-worn cameras
- off-sales
- large private events

These are features of an alcohol-led late-night venue, not a food-led premises. Previous operators at this address used similar descriptions but operated as

nightclubs. The Committee should consider the realistic use of the premises based on the hours and conditions requested.

5. The location is structurally unsuitable for late-night dispersal. The entrance directly faces homes. There is no buffer zone, no set-back and no safe dispersal route.

Patrons inevitably spill into residential walkways, bus stops and the entrances of neighbouring blocks.

Late-night taxis, smoking areas, queues, noise breakout and groups congregating outside are unavoidable outcomes of the hours sought. Food vendors regularly appear to serve intoxicated patrons and end up operating outside residential buildings. The physical layout and proximity to homes make this site unsuitable for late-night operation, regardless of conditions offered.

6. Enforcement difficulties have occurred at this address previously. Council teams have had to intervene repeatedly at this premises. There were occasions where engagement with management was challenging during late-night operation, and Southwark's noise team reported feeling unsafe entering the venue to investigate complaints. This raises concerns about enforceability and cooperation if a similar operating model returns.

Licences can only be granted where conditions are realistically enforceable. Given the history at this address, that threshold has not been met.

7. Residents want well-run local businesses — but not these hours at this site.

Residents are not opposed to restaurants, hospitality or cultural activity. A food-led venue closing around 22:30–23:00 would be consistent with the area and would not attract strong objection. The issues relate specifically to:

- the very late hours
- the alcohol-led model
- the history of crime and disorder
- the continuity of the operator
- and the vulnerability of nearby residents

8. Noise levels cannot be mitigated due to proximity to homes. Previous operators attempted different measures to reduce noise breakout, including makeshift window coverings and temporary insulation. None were effective. The building's structure and its proximity to residential windows make noise control impossible.

Bass vibration, crowd noise, door activity, taxi engines and groups gathering outside carry directly into homes opposite. The physical design and location of the premises make disturbance unavoidable at the hours requested.

9. The venue has previously attracted serious crime, not minor incidents. This

address has repeatedly drawn police involvement for violence, disorder and safeguarding concerns. Residents have raised these issues for years. Incidents have included:

- serious assaults
- incidents involving weapons
- drug activity
- and sexual assaults

Residents have repeatedly warned that late-night operation at this premises puts people at risk. The recurring pattern raises a clear question: how many more

interventions, violent incidents and endangered residents are required before it is accepted that late-night licensing at this address does not work?

Request to the Committee

For the reasons above – safeguarding risks, residential vulnerability, the track record of both the premises and operator, the alcohol-led operating model, dispersal and enforcement concerns, structural noise issues, the history of serious crime and Southwark's licensing policy – the application should be refused.

If any licence is granted, the hours should be significantly reduced and aligned with the needs of the local community.

Local Residents of Old Kent Road SE1

From: [REDACTED]
Sent: Monday, November 24, 2025 9:21 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection – Premises Licence Application No. 887243

Objection – Premises Licence Application No. 887243 (516 Old Kent Road – First Floor)

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Resident Impact Statement

- I live directly opposite, overlooking the premises and have frequently been affected by previous noise and disturbance.
- Late-night operation at this address has disrupted my sleep and affected my well-being and hence work. It feels unsafe to leave our building during operating times, including loud sound checks from early on during the day.
- Frequently, several times a year, for the past 9 years of residence here, I have had to call the police due to witnessing crime, disorder or antisocial behaviour linked to past venues here.
- During the summer months, the noise and music are unbearable, meaning we can't keep our windows open during the heat.
- I often travel for work, and leaving home early in the morning for a flight, or coming home late at night, does not feel safe because of patrons of the club blocking the entrance to the building - I've been pushed and threatened for trying to get into my building.
- Security seems to be concerned only about what happens on site, not for residents and families impacted.
- Rubbish and drug paraphernalia (such as laughing gas canisters) left around our building after events are left for residents to remove, and it impacts our management fees, as well as insurance costs due to the crime levels.

Dear Southwark Licensing,

We as local residents collectively object to the stated premises licence application. The application remains incompatible with the Licensing Objectives and with the Council's Licensing Policy, especially given the vulnerability of residents directly opposite and the long, documented history of problems connected to both the premises and the operator involved.

1. Safeguarding risks to vulnerable residents directly opposite the premises
The venue sits directly opposite multiple residential blocks, including John Penry House, which provides accommodation for older and vulnerable adults. Residents there require consistent and predictable night-time conditions. The application seeks a closing time that reaches into the early hours, including on working days. Alcohol-led activity, late dispersal, noise and increased footfall at those hours are directly at odds with the needs of a residential and vulnerable population.

Southwark has safeguarding responsibilities toward residents in supported accommodation. Approving a late-night alcohol and entertainment licence at this location would introduce foreseeable risks to wellbeing, sleep, and personal safety.

2. The surrounding community includes families, children, carers and shift workers. Directly opposite and around the premises are high-density residential blocks with:

- families with young children
- early-start workers
- elderly residents
- individuals previously affected by noise and nuisance from this address

Children use nearby bus stops early in the morning. Very late-night alcohol-led dispersal increases the likelihood of noise, litter and disturbance only hours before school and work traffic begins. The character of the area is residential and sensitive.

The presence of shops or restaurants on the main road is not comparable. Ordinary businesses do not generate hundreds of people leaving a late-night venue, with associated alcohol use, drug use and disorder.

3. The premises and the operator have a documented history of serious issues at this address

Southwark's Licensing Policy states that the past compliance history of both the premises and the management is relevant to decision-making. Both matter here.

This premises has previously been associated with:

- repeated licensing interventions
- suspensions
- noise problems
- serious disorder
- and licence revocation

These were not isolated events but long-running issues that required formal action. The current applicant company's director, Mr. Eric Doe, previously operated premises at this same address during periods when these problems occurred. This raises concerns about continuity of management. The application does not demonstrate any change in approach, structure or oversight that would reduce risk. A return to late-night operation under the same individual increases the likelihood of repeated harm.

The applicant's own submitted conditions include a provision stating that "Mr. Eric Doe... shall have no involvement in the operation of the premises whatsoever and shall be permanently excluded from the premises." The contradiction is clear: the director of the applicant company is the same individual the submitted conditions state must be excluded. This raises concerns about accuracy, credibility and workability, and shows that the operating schedule has not been properly reviewed or tailored to this application.

4. The operating model indicates nightclub-style activity, not a restaurant

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- alcohol service until 03:00
- closing at 03:30
- amplified and recorded music
- SIA door supervisors
- body-worn cameras
- off-sales
- large private events

These are features of an alcohol-led late-night venue, not a food-led premises. Previous operators at this address used similar descriptions but operated as nightclubs. The Committee should consider the realistic use of the premises based on the hours and conditions requested.

5. The location is structurally unsuitable for late-night dispersal

The entrance directly faces homes. There is no buffer zone, no set-back and no safe dispersal route. Patrons inevitably spill into residential walkways, bus stops and the entrances of neighbouring blocks.

Late-night taxis, smoking areas, queues, noise breakout and groups congregating outside are unavoidable outcomes of the hours sought. Food vendors regularly appear to serve intoxicated patrons and end up operating outside residential buildings. The physical layout and proximity to homes make this site unsuitable for late-night operation, regardless of conditions offered.

6. Enforcement difficulties have occurred at this address previously

Council teams have had to intervene repeatedly at this premises. There were occasions where engagement with management was challenging during late-night operation, and Southwark's noise team reported feeling unsafe entering the venue to investigate complaints. This raises concerns about enforceability and cooperation if a similar operating model returns.

Licences can only be granted where conditions are realistically enforceable. Given the history at this address, that threshold has not been met.

7. Residents want well-run local businesses — but not these hours at this site

Residents are not opposed to restaurants, hospitality or cultural activity. A food-led venue closing around 22:30–23:00 would be consistent with the area and would not attract strong objection. The issues relate specifically to:

- the very late hours
- the alcohol-led model
- the history of crime and disorder
- the continuity of the operator
- and the vulnerability of nearby residents

8. Noise levels cannot be mitigated due to proximity to homes

Previous operators attempted different measures to reduce noise breakout, including makeshift window coverings and temporary insulation. None were effective. The

building's structure and its proximity to residential windows make noise control impossible.

Bass vibration, crowd noise, door activity, taxi engines and groups gathering outside carry directly into homes opposite. The physical design and location of the premises make disturbance unavoidable at the hours requested.

9. The venue has previously attracted serious crime, not minor incidents

This address has repeatedly drawn police involvement for violence, disorder and safeguarding concerns. Residents have raised these issues for years. Incidents have included:

- serious assaults
- incidents involving weapons
- drug activity
- and sexual assaults

Residents have repeatedly warned that late-night operation at this premises puts people at risk. The recurring pattern raises a clear question: how many more interventions, violent incidents and endangered residents are required before it is accepted that late-night licensing at this address does not work?

Request to the Committee

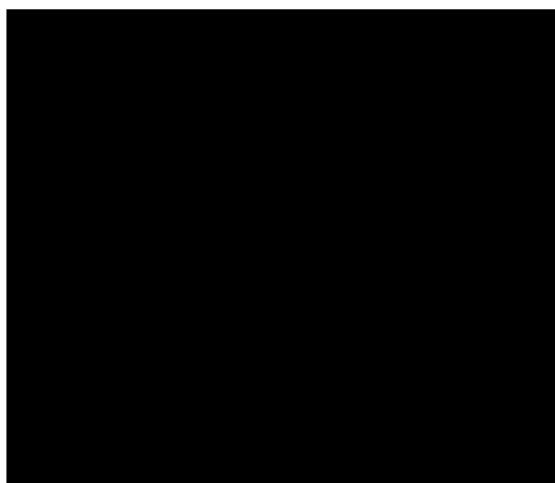
For the reasons above – safeguarding risks, residential vulnerability, the track record of both the premises and operator, the alcohol-led operating model, dispersal and enforcement concerns, structural noise issues, the history of serious crime and Southwark's licensing policy – the application should be refused.

If any licence is granted, the hours should be significantly reduced and aligned with the needs of the local community.

Local Residents of Old Kent Road SE1

Please take our experience into consideration so we don't face further threat to our building, families and livelihood.

Regards



From: [REDACTED]
Sent: Sunday, November 23, 2025 9:31 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection – Premises Licence Application No. 887243

Objection – Premises Licence Application No. 887243 (516 Old Kent Road – First Floor)

Name: [REDACTED]

Address: [REDACTED] [REDACTED]

Email: [REDACTED]

Resident Impact Statement

I live directly opposite the premises. They have been used as a night club several times before and have had their license suspended several times. The noise from the venue is clearly audible when it's being used as a club and disturbs mine and my partner me sleep. I have regularly witnessed anti social behaviour taking place in the area on nights when the club is open. This has included large crowds of people congregating in the area outside the club at closing time, shouting, fighting or making lots of noise. There have also been several serious crimes linked to the venue over the years, including GBH on a police officer, a rape of a female patron and, most recently, a gang fight taking place in the street outside the venue after an under 18s club night, which led to a 17 year old man being fatally stabbed in the street right outside our home. This venue is a magnet for violent crime. Please do not grant this most recent license application.

COMMUNITY RESPONSE

Objection – Application for Premises Licence No. 887243

Dear Southwark Licensing,

We as local residents collectively object to the stated premises licence application. The application remains incompatible with the Licensing Objectives and with the Council's Licensing Policy, especially given the vulnerability of residents directly opposite and the long, documented history of problems connected to both the premises and the operator involved.

1. Safeguarding risks to vulnerable residents directly opposite the premises

The venue sits directly opposite multiple residential blocks, including John Penry House, which provides accommodation for older and vulnerable adults. Residents there require consistent and predictable night-time conditions. The application seeks a closing time that reaches into the early hours, including on working days. Alcohol-led activity, late dispersal, noise and increased footfall at those hours are directly at odds with the needs of a residential and vulnerable population.

Southwark has safeguarding responsibilities toward residents in supported accommodation. Approving a late-night alcohol and entertainment licence at this location would introduce foreseeable risks to wellbeing, sleep, and personal safety.

2. The surrounding community includes families, children, carers and shift workers

Directly opposite and around the premises are high-density residential blocks with:

- families with young children
- early-start workers
- elderly residents
- individuals previously affected by noise and nuisance from this address

Children use nearby bus stops early in the morning. Very late-night alcohol-led dispersal increases the likelihood of noise, litter and disturbance only hours before school and work traffic begins. The character of the area is residential and sensitive. The presence of shops or restaurants on the main road is not comparable. Ordinary businesses do not generate hundreds of people leaving a late-night venue, with associated alcohol use, drug use and disorder.

3. The premises and the operator have a documented history of serious issues at this address

Southwark's Licensing Policy states that the past compliance history of both the premises and the management is relevant to decision-making. Both matter here.

This premises has previously been associated with:

- repeated licensing interventions
- suspensions
- noise problems
- serious disorder
- and licence revocation

These were not isolated events but long-running issues that required formal action. The current applicant company's director, Mr. Eric Doe, previously operated premises at this same address during periods when these problems occurred. This raises concerns about continuity of management. The application does not demonstrate any change in approach, structure or oversight that would reduce risk. A return to late-night operation under the same individual increases the likelihood of repeated harm.

The applicant's own submitted conditions include a provision stating that "Mr. Eric Doe... shall have no involvement in the operation of the premises whatsoever and shall be permanently excluded from the premises." The contradiction is clear: the director of the applicant company is the same individual the submitted conditions state must be excluded. This raises concerns about accuracy, credibility and workability, and shows that the operating schedule has not been properly reviewed or tailored to this application.

4. The operating model indicates nightclub-style activity, not a restaurant

Although described as a "restaurant and lounge," the operating schedule requests:

- alcohol service until 03:00
- closing at 03:30
- amplified and recorded music
- SIA door supervisors
- body-worn cameras
- off-sales
- large private events

These are features of an alcohol-led late-night venue, not a food-led premises.

Previous operators at this address used similar descriptions but operated as nightclubs. The Committee should consider the realistic use of the premises based on the hours and conditions requested.

5. The location is structurally unsuitable for late-night dispersal

The entrance directly faces homes. There is no buffer zone, no set-back and no safe dispersal route. Patrons inevitably spill into residential walkways, bus stops and the entrances of neighbouring blocks.

Late-night taxis, smoking areas, queues, noise breakout and groups congregating outside are unavoidable outcomes of the hours sought. Food vendors regularly appear to serve intoxicated patrons and end up operating outside residential buildings. The physical layout and proximity to homes make this site unsuitable for late-night operation, regardless of conditions offered.

6. Enforcement difficulties have occurred at this address previously

Council teams have had to intervene repeatedly at this premises. There were occasions where engagement with management was challenging during late-night operation, and Southwark's noise team reported feeling unsafe entering the venue to investigate complaints. This raises concerns about enforceability and cooperation if a similar operating model returns.

Licences can only be granted where conditions are realistically enforceable. Given the history at this address, that threshold has not been met.

7. Residents want well-run local businesses — but not these hours at this site

Residents are not opposed to restaurants, hospitality or cultural activity. A food-led venue closing around 22:30–23:00 would be consistent with the area and would not attract strong objection. The issues relate specifically to:

- the very late hours
- the alcohol-led model
- the history of crime and disorder
- the continuity of the operator
- and the vulnerability of nearby residents

8. Noise levels cannot be mitigated due to proximity to homes

Previous operators attempted different measures to reduce noise breakout, including makeshift window coverings and temporary insulation. None were effective. The building's structure and its proximity to residential windows make noise control impossible.

Bass vibration, crowd noise, door activity, taxi engines and groups gathering outside carry directly into homes opposite. The physical design and location of the premises make disturbance unavoidable at the hours requested.

9. The venue has previously attracted serious crime, not minor incidents

This address has repeatedly drawn police involvement for violence, disorder and safeguarding concerns. Residents have raised these issues for years. Incidents have included:

- serious assaults
- incidents involving weapons
- drug activity
- and sexual assaults

Residents have repeatedly warned that late-night operation at this premises puts people at risk. The recurring pattern raises a clear question: how many more interventions, violent incidents and endangered residents are required before it is accepted that late-night licensing at this address does not work?

Request to the Committee

For the reasons above – safeguarding risks, residential vulnerability, the track record of both the premises and operator, the alcohol-led operating model, dispersal and enforcement concerns, structural noise issues, the history of serious crime and Southwark's licensing policy – the application should be refused.

If any licence is granted, the hours should be significantly reduced and aligned with the needs of the local community.

Local Residents of Old Kent Road SE1

OTHER PERSON F

From: [REDACTED]
Sent: Monday, November 24, 2025 12:06 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection – Premises Licence Application No. 887243

Objection – Premises Licence Application No. 887243 (516 Old Kent Road – First Floor)

Name: [REDACTED]
Address: [REDACTED]

Resident Impact Statement

- No club here is able to control the noise levels enough. Every night they operate here we are kept awake until really night including on work nights.
- We have had patrons of night clubs vomiting against our building windows
- The police sirens and calls to the area late at night because of the night club also wake us up. The blue lights shining into the windows.
- All previous operators of night clubs here pretend that it's not a nightclub and instead claim it as a restaurant, bar or cultural centre. Please protect local residents.

COMMUNITY RESPONSE

Objection – Application for Premises Licence No. 887243

Dear Southwark Licensing,

We as local residents collectively object to the stated premises licence application. The application remains incompatible with the Licensing Objectives and with the Council's Licensing Policy, especially given the vulnerability of residents directly opposite and the long, documented history of problems connected to both the premises and the operator involved.

1. Safeguarding risks to vulnerable residents directly opposite the premises

The venue sits directly opposite multiple residential blocks, including John Penry House, which provides accommodation for older and vulnerable adults. Residents there require consistent and predictable night-time conditions. The application seeks a closing time that reaches into the early hours, including on working days. Alcohol-led activity, late dispersal, noise and increased footfall at those hours are directly at odds with the needs of a residential and vulnerable population.

Southwark has safeguarding responsibilities toward residents in supported accommodation. Approving a late-night alcohol and entertainment licence at this location would introduce foreseeable risks to wellbeing, sleep, and personal safety.

2. The surrounding community includes families, children, carers and shift workers

Directly opposite and around the premises are high-density residential blocks with:

- families with young children
- early-start workers
- elderly residents

- individuals previously affected by noise and nuisance from this address

Children use nearby bus stops early in the morning. Very late-night alcohol-led dispersal increases the likelihood of noise, litter and disturbance only hours before school and work traffic begins. The character of the area is residential and sensitive.

The presence of shops or restaurants on the main road is not comparable. Ordinary businesses do not generate hundreds of people leaving a late-night venue, with associated alcohol use, drug use and disorder.

3. The premises and the operator have a documented history of serious issues at this address

Southwark's Licensing Policy states that the past compliance history of both the premises and the management is relevant to decision-making. Both matter here.

This premises has previously been associated with:

- repeated licensing interventions
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- noise problems
- serious disorder
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These were not isolated events but long-running issues that required formal action. The current applicant company's director, Mr. Eric Doe, previously operated premises at this same address during periods when these problems occurred. This raises concerns about continuity of management. The application does not demonstrate any change in approach, structure or oversight that would reduce risk. A return to late-night operation under the same individual increases the likelihood of repeated harm.

The applicant's own submitted conditions include a provision stating that "Mr. Eric Doe... shall have no involvement in the operation of the premises whatsoever and shall be permanently excluded from the premises." The contradiction is clear: the director of the applicant company is the same individual the submitted conditions state must be excluded. This raises concerns about accuracy, credibility and workability, and shows that the operating schedule has not been properly reviewed or tailored to this application.

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- large private events

These are features of an alcohol-led late-night venue, not a food-led premises. Previous operators at this address used similar descriptions but operated as nightclubs. The Committee should consider the realistic use of the premises based on the hours and conditions requested.

5. The location is structurally unsuitable for late-night dispersal

The entrance directly faces homes. There is no buffer zone, no set-back and no safe dispersal route. Patrons inevitably spill into residential walkways, bus stops and the entrances of neighbouring blocks.

Late-night taxis, smoking areas, queues, noise breakout and groups congregating outside are unavoidable outcomes of the hours sought. Food vendors regularly appear to serve intoxicated patrons and end up operating outside residential buildings. The physical layout and proximity to homes make this site unsuitable for late-night operation, regardless of conditions offered.

6. Enforcement difficulties have occurred at this address previously

Council teams have had to intervene repeatedly at this premises. There were occasions where engagement with management was challenging during late-night operation, and Southwark's noise team reported feeling unsafe entering the venue to investigate complaints. This raises concerns about enforceability and cooperation if a similar operating model returns.

Licences can only be granted where conditions are realistically enforceable. Given the history at this address, that threshold has not been met.

7. Residents want well-run local businesses — but not these hours at this site

Residents are not opposed to restaurants, hospitality or cultural activity. A food-led venue closing around 22:30–23:00 would be consistent with the area and would not attract strong objection. The issues relate specifically to:

- the very late hours
- the alcohol-led model
- the history of crime and disorder
- the continuity of the operator
- and the vulnerability of nearby residents

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This address has repeatedly drawn police involvement for violence, disorder and safeguarding concerns. Residents have raised these issues for years. Incidents have included:

- serious assaults
- incidents involving weapons
- drug activity
- and sexual assaults

Residents have repeatedly warned that late-night operation at this premises puts people at risk. The recurring pattern raises a clear question: how many more interventions, violent incidents and endangered residents are required before it is accepted that late-night licensing at this address does not work?

Request to the Committee

For the reasons above – safeguarding risks, residential vulnerability, the track record of both the premises and operator, the alcohol-led operating model, dispersal and enforcement concerns, structural noise issues, the history of serious crime and Southwark's licensing policy – the application should be refused.

If any licence is granted, the hours should be significantly reduced and aligned with the needs of the local community.

Local Residents of Old Kent Road SE1

From: [REDACTED]
Sent: Friday, November 21, 2025 9:19 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection – Premises Licence Application No. 887243

Objection – Premises Licence Application No. 887243 (516 Old Kent Road – First Floor)

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Resident Impact Statement

- I live on the ground floor, my bedroom is directly opposite the premises and I have been affected by previous noise and disturbance throughout the night
 - Late-night operation at this address has disrupted sleep and affected my wellbeing/work - particularly given the licensing seems to permit late night activity on Sunday evenings/Monday mornings - I have recurrently had disturbed sleep due to the poor soundproofing of the venue, with the constant thud of bass resonating across Old Kent Road to my bedroom
 - I have witnessed vast, intimidating crowds loitering outside in the early hours, illegal food vendors trading, illegal parking by patrons blocking access to Six Bridges Trading Estate, littering of drug paraphernalia directly outside my property, antisocial behaviour outside my bedroom window - all linked to previous venues at this address. I honestly feel unsafe in my own home.

I would also like to add, if you talk to local businesses their staff report feeling unsafe with that venue operating and its patrons loitering in the early hours, when the staff are arriving at work, often alone trying to open up their units. I'm specifically referencing Pets at Home employees - as they've told me directly of this issue.

COMMUNITY RESPONSE

Objection – Application for Premises Licence No. 887243

Dear Southwark Licensing,
We as local residents collectively object to the stated premises licence application. The application remains incompatible with the Licensing Objectives and with the Council's Licensing Policy, especially given the vulnerability of residents directly opposite and the long, documented history of problems connected to both the premises and the operator involved.

1. Safeguarding risks to vulnerable residents directly opposite the premises
The venue sits directly opposite multiple residential blocks, including John Penry House, which provides accommodation for older and vulnerable adults. Residents there require consistent and predictable night-time conditions. The application seeks a closing time that reaches into the early hours, including on working days. Alcohol-led activity, late dispersal, noise and increased footfall at those hours are directly at odds with the needs of a residential and vulnerable population.

Southwark has safeguarding responsibilities toward residents in supported accommodation. Approving a late-night alcohol and entertainment licence at this location would introduce foreseeable risks to wellbeing, sleep, and personal safety.

2. The surrounding community includes families, children, carers and shift workers. Directly opposite and around the premises are high-density residential blocks with:

- * families with young children
- * early-start workers
- * elderly residents
- * individuals previously affected by noise and nuisance from this address

Children use nearby bus stops early in the morning. Very late-night alcohol-led dispersal increases the likelihood of noise, litter and disturbance only hours before school and work traffic begins. The character of the area is residential and sensitive. The presence of shops or restaurants on the main road is not comparable. Ordinary businesses do not generate hundreds of people leaving a late-night venue, with associated alcohol use, drug use and disorder.

3. The premises and the operator have a documented history of serious issues at this address

Southwark's Licensing Policy states that the past compliance history of both the premises and the management is relevant to decision-making. Both matter here. This premises has previously been associated with:

- * repeated licensing interventions
- * suspensions
- * noise problems
- * serious disorder
- * and licence revocation

These were not isolated events but long-running issues that required formal action. The current applicant company's director, Mr. Eric Doe, previously operated premises at this same address during periods when these problems occurred. This raises concerns about continuity of management. The application does not demonstrate any change in approach, structure or oversight that would reduce risk. A return to late-night operation under the same individual increases the likelihood of repeated harm.

The applicant's own submitted conditions include a provision stating that "Mr. Eric Doe... shall have no involvement in the operation of the premises whatsoever and shall be permanently excluded from the premises." The contradiction is clear: the director of the applicant company is the same individual the submitted conditions state must be excluded. This raises concerns about accuracy, credibility and workability, and shows that the operating schedule has not been properly reviewed or tailored to this application.

4. The operating model indicates nightclub-style activity, not a restaurant

Although described as a "restaurant and lounge," the operating schedule requests:

- * alcohol service until 03:00
- * closing at 03:30
- * amplified and recorded music
- * SIA door supervisors
- * body-worn cameras
- * off-sales

- * large private events

These are features of an alcohol-led late-night venue, not a food-led premises. Previous operators at this address used similar descriptions but operated as nightclubs. The Committee should consider the realistic use of the premises based on the hours and conditions requested.

5. The location is structurally unsuitable for late-night dispersal

The entrance directly faces homes. There is no buffer zone, no set-back and no safe dispersal route. Patrons inevitably spill into residential walkways, bus stops and the entrances of neighbouring blocks.

Late-night taxis, smoking areas, queues, noise breakout and groups congregating outside are unavoidable outcomes of the hours sought. Food vendors regularly appear to serve intoxicated patrons and end up operating outside residential buildings. The physical layout and proximity to homes make this site unsuitable for late-night operation, regardless of conditions offered.

6. Enforcement difficulties have occurred at this address previously

Council teams have had to intervene repeatedly at this premises. There were occasions where engagement with management was challenging during late-night operation, and Southwark's noise team reported feeling unsafe entering the venue to investigate complaints. This raises concerns about enforceability and cooperation if a similar operating model returns.

Licences can only be granted where conditions are realistically enforceable. Given the history at this address, that threshold has not been met.

7. Residents want well-run local businesses — but not these hours at this site

Residents are not opposed to restaurants, hospitality or cultural activity. A food-led venue closing around 22:30–23:00 would be consistent with the area and would not attract strong objection. The issues relate specifically to:

- * the very late hours
- * the alcohol-led model
- * the history of crime and disorder
- * the continuity of the operator
- * and the vulnerability of nearby residents

8. Noise levels cannot be mitigated due to proximity to homes

Previous operators attempted different measures to reduce noise breakout, including makeshift window coverings and temporary insulation. None were effective. The building's structure and its proximity to residential windows make noise control impossible.

Bass vibration, crowd noise, door activity, taxi engines and groups gathering outside carry directly into homes opposite. The physical design and location of the premises make disturbance unavoidable at the hours requested.

9. The venue has previously attracted serious crime, not minor incidents

This address has repeatedly drawn police involvement for violence, disorder and safeguarding concerns. Residents have raised these issues for years. Incidents have included:

- * serious assaults
- * incidents involving weapons

* drug activity

* and sexual assaults

Residents have repeatedly warned that late-night operation at this premises puts people at risk. The recurring pattern raises a clear question: how many more interventions, violent incidents and endangered residents are required before it is accepted that late-night licensing at this address does not work?

Request to the Committee

For the reasons above – safeguarding risks, residential vulnerability, the track record of both the premises and operator, the alcohol-led operating model, dispersal and enforcement concerns, structural noise issues, the history of serious crime and Southwark's licensing policy – the application should be refused.

If any licence is granted, the hours should be significantly reduced and aligned with the needs of the local community.

Local Residents of Old Kent Road SE1

From: [REDACTED]
Sent: Sunday, November 23, 2025 9:27 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection – Premises Licence Application No. 887243

Objection – Premises Licence Application No. 887243 (516 Old Kent Road – First Floor)

Name: [REDACTED]
Address: [REDACTED]
Email: [REDACTED]

Resident Impact Statement

On 27th August 2025 at approximately 22:00 an individual was fatally stabbed in the middle of the road, between the premises in question and the main entrance to my building. Another individual was also stabbed.

There was blood stains on the steps leading into my building. There are still blood stains on the pavement. My building was inside a large police cordon from 48 hours during which point we weren't able to receive visitors, post, deliveries etc, and had to be escorted off the scene to go to the supermarket.

Police enquiries following the incident confirmed to me that the victims and perpetrators were known to police, and to each other. The premises in question is therefore a meeting place where tensions like this spill onto the street.

I don't wish to risk being caught up in the next incident.

COMMUNITY RESPONSE

Objection – Application for Premises Licence No. 887243

Dear Southwark Licensing,

We as local residents collectively object to the stated premises licence application. The application remains incompatible with the Licensing Objectives and with the Council's Licensing Policy, especially given the vulnerability of residents directly opposite and the long, documented history of problems connected to both the premises and the operator involved.

1. Safeguarding risks to vulnerable residents directly opposite the premises

The venue sits directly opposite multiple residential blocks, including John Penry House, which provides accommodation for older and vulnerable adults. Residents there require consistent and predictable night-time conditions. The application seeks a closing time that reaches into the early hours, including on working days. Alcohol-led activity, late dispersal, noise and increased footfall at those hours are directly at odds with the needs of a residential and vulnerable population.

Southwark has safeguarding responsibilities toward residents in supported accommodation. Approving a late-night alcohol and entertainment licence at this location would introduce foreseeable risks to wellbeing, sleep, and personal safety.

2. The surrounding community includes families, children, carers and shift workers. Directly opposite and around the premises are high-density residential blocks with:

- families with young children
- early-start workers
- elderly residents
- individuals previously affected by noise and nuisance from this address

Children use nearby bus stops early in the morning. Very late-night alcohol-led dispersal increases the likelihood of noise, litter and disturbance only hours before school and work traffic begins. The character of the area is residential and sensitive. The presence of shops or restaurants on the main road is not comparable. Ordinary businesses do not generate hundreds of people leaving a late-night venue, with associated alcohol use, drug use and disorder.

3. The premises and the operator have a documented history of serious issues at this address

Southwark's Licensing Policy states that the past compliance history of both the premises and the management is relevant to decision-making. Both matter here.

This premises has previously been associated with:

- repeated licensing interventions
- suspensions
- noise problems
- serious disorder
- and licence revocation

These were not isolated events but long-running issues that required formal action. The current applicant company's director, Mr. Eric Doe, previously operated premises at this same address during periods when these problems occurred. This raises concerns about continuity of management. The application does not demonstrate any change in approach, structure or oversight that would reduce risk. A return to late-night operation under the same individual increases the likelihood of repeated harm.

The applicant's own submitted conditions include a provision stating that "Mr. Eric Doe... shall have no involvement in the operation of the premises whatsoever and shall be permanently excluded from the premises." The contradiction is clear: the director of the applicant company is the same individual the submitted conditions state must be excluded. This raises concerns about accuracy, credibility and workability, and shows that the operating schedule has not been properly reviewed or tailored to this application.

4. The operating model indicates nightclub-style activity, not a restaurant

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- SIA door supervisors
- body-worn cameras
- off-sales
- large private events

These are features of an alcohol-led late-night venue, not a food-led premises.

Previous operators at this address used similar descriptions but operated as

nightclubs. The Committee should consider the realistic use of the premises based on the hours and conditions requested.

5. The location is structurally unsuitable for late-night dispersal

The entrance directly faces homes. There is no buffer zone, no set-back and no safe dispersal route. Patrons inevitably spill into residential walkways, bus stops and the entrances of neighbouring blocks.

Late-night taxis, smoking areas, queues, noise breakout and groups congregating outside are unavoidable outcomes of the hours sought. Food vendors regularly appear to serve intoxicated patrons and end up operating outside residential buildings. The physical layout and proximity to homes make this site unsuitable for late-night operation, regardless of conditions offered.

6. Enforcement difficulties have occurred at this address previously

Council teams have had to intervene repeatedly at this premises. There were occasions where engagement with management was challenging during late-night operation, and Southwark's noise team reported feeling unsafe entering the venue to investigate complaints. This raises concerns about enforceability and cooperation if a similar operating model returns.

Licences can only be granted where conditions are realistically enforceable. Given the history at this address, that threshold has not been met.

7. Residents want well-run local businesses — but not these hours at this site

Residents are not opposed to restaurants, hospitality or cultural activity. A food-led venue closing around 22:30–23:00 would be consistent with the area and would not attract strong objection. The issues relate specifically to:

- the very late hours
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- the continuity of the operator
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- and sexual assaults

Residents have repeatedly warned that late-night operation at this premises puts people at risk. The recurring pattern raises a clear question: how many more interventions, violent incidents and endangered residents are required before it is accepted that late-night licensing at this address does not work?

Request to the Committee

For the reasons above – safeguarding risks, residential vulnerability, the track record of both the premises and operator, the alcohol-led operating model, dispersal and enforcement concerns, structural noise issues, the history of serious crime and Southwark's licensing policy – the application should be refused.

If any licence is granted, the hours should be significantly reduced and aligned with the needs of the local community.

Local Residents of Old Kent Road SE1

From: [REDACTED]
Sent: Sunday, November 23, 2025 6:37 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection – Premises Licence Application No. 887243

To: licensing@southwark.gov.uk
Subject:
Objection – Premises Licence Application No. 887243 (516 Old Kent Road – First
Floor)
Name: [REDACTED]
Address: [REDACTED]
Email: [REDACTED]

Resident Impact Statement

- [e.g. I live directly opposite the premises and have been affected by previous noise and disturbance.]
- [e.g. Late-night operation at this address has disrupted sleep and affected my wellbeing/work.]
- [e.g. I have witnessed crime, disorder or antisocial behaviour linked to past venues here.] (Add or amend as needed. Keep concise.)

COMMUNITY RESPONSE

Objection – Application for Premises Licence No. 887243

Dear Southwark Licensing,

We as local residents collectively object to the stated premises licence application. The application remains incompatible with the Licensing Objectives and with the Council's Licensing Policy, especially given the vulnerability of residents directly opposite and the long, documented history of problems connected to both the premises and the operator involved.

1. Safeguarding risks to vulnerable residents directly opposite the premises The venue sits directly opposite multiple residential blocks, including John Penry House, which provides accommodation for older and vulnerable adults. Residents there require consistent and predictable night-time conditions. The application seeks a closing time that reaches into the early hours, including on working days. Alcohol-led activity, late dispersal, noise and increased footfall at those hours are directly at odds with the needs of a residential and vulnerable population.

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2. The surrounding community includes families, children, carers and shift workers Directly opposite and around the premises are high-density residential blocks with:

- families with young children
- early-start workers
- elderly residents
- individuals previously affected by noise and nuisance from this address Children use nearby bus stops early in the morning. Very late-night alcohol-led dispersal

increases the likelihood of noise, litter and disturbance only hours before school and work traffic begins. The character of the area is residential and sensitive. The presence of shops or restaurants on the main road is not comparable. Ordinary businesses do not generate hundreds of people leaving a late-night venue, with associated alcohol use, drug use and disorder.

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- drug activity
- and sexual assaults

Residents have repeatedly warned that late-night operation at this premises puts people at risk. The recurring pattern raises a clear question: how many more interventions, violent incidents and endangered residents are required before it is accepted that late-night licensing at this address does not work?

Request to the Committee

For the reasons above – safeguarding risks, residential vulnerability, the track record of both the premises and operator, the alcohol-led operating model, dispersal and

enforcement concerns, structural noise issues, the history of serious crime and Southwark's licensing policy – the application should be refused.

If any licence is granted, the hours should be significantly reduced and aligned with the needs of the local community.

Local Residents of Old Kent Road SE1

OTHER PERSON J

From: [REDACTED]
Sent: Monday, November 24, 2025 9:55 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection – Premises Licence Application No. 887243

Objection – Premises Licence Application No. 887243 (516 Old Kent Road – First Floor)

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Resident Impact Statement

- I live directly opposite the premises and have been affected by previous noise and disturbance.
 - Late-night operation at this address has disrupted sleep and affected my wellbeing/work.
 - I have witnessed crime, disorder or antisocial behaviour linked to past venues here.
 - I feel unsafe when going home late hours.

COMMUNITY RESPONSE

Objection – Application for Premises Licence No. 887243

Dear Southwark Licensing,

We as local residents collectively object to the stated premises licence application. The application remains incompatible with the Licensing Objectives and with the Council's Licensing Policy, especially given the vulnerability of residents directly opposite and the long, documented history of problems connected to both the premises and the operator involved.

1. Safeguarding risks to vulnerable residents directly opposite the premises
The venue sits directly opposite multiple residential blocks, including John Penry House, which provides accommodation for older and vulnerable adults. Residents there require consistent and predictable night-time conditions. The application seeks a closing time that reaches into the early hours, including on working days. Alcohol-led activity, late dispersal, noise and increased footfall at those hours are directly at odds with the needs of a residential and vulnerable population.
Southwark has safeguarding responsibilities toward residents in supported accommodation. Approving a late-night alcohol and entertainment licence at this location would introduce foreseeable risks to wellbeing, sleep, and personal safety.

2. The surrounding community includes families, children, carers and shift workers
Directly opposite and around the premises are high-density residential blocks with:

- families with young children
- early-start workers
- elderly residents
- individuals previously affected by noise and nuisance from this address
Children use nearby bus stops early in the morning. Very late-night alcohol-led

dispersal increases the likelihood of noise, litter and disturbance only hours before school and work traffic begins. The character of the area is residential and sensitive. The presence of shops or restaurants on the main road is not comparable. Ordinary businesses do not generate hundreds of people leaving a late-night venue, with associated alcohol use, drug use and disorder.

3. The premises and the operator have a documented history of serious issues at this address

Southwark's Licensing Policy states that the past compliance history of both the premises and the management is relevant to decision-making. Both matter here. This premises has previously been associated with:

- repeated licensing interventions
- suspensions
- noise problems
- serious disorder
- and licence revocation

These were not isolated events but long-running issues that required formal action. The current applicant company's director, Mr. Eric Doe, previously operated premises at this same address during periods when these problems occurred. This raises concerns about continuity of management. The application does not demonstrate any change in approach, structure or oversight that would reduce risk. A return to late-night operation under the same individual increases the likelihood of repeated harm.

The applicant's own submitted conditions include a provision stating that "Mr. Eric Doe... shall have no involvement in the operation of the premises whatsoever and shall be permanently excluded from the premises." The contradiction is clear: the director of the applicant company is the same individual the submitted conditions state must be excluded. This raises concerns about accuracy, credibility and workability, and shows that the operating schedule has not been properly reviewed or tailored to this application.

4. The operating model indicates nightclub-style activity, not a restaurant

Although described as a "restaurant and lounge," the operating schedule requests:

- alcohol service until 03:00
- closing at 03:30
- amplified and recorded music
- SIA door supervisors
- body-worn cameras
- off-sales
- large private events

These are features of an alcohol-led late-night venue, not a food-led premises.

Previous operators at this address used similar descriptions but operated as nightclubs. The Committee should consider the realistic use of the premises based on the hours and conditions requested.

5. The location is structurally unsuitable for late-night dispersal

The entrance directly faces homes. There is no buffer zone, no set-back and no safe dispersal route. Patrons inevitably spill into residential walkways, bus stops and the entrances of neighbouring blocks.

Late-night taxis, smoking areas, queues, noise breakout and groups congregating

outside are unavoidable outcomes of the hours sought. Food vendors regularly appear to serve intoxicated patrons and end up operating outside residential buildings. The physical layout and proximity to homes make this site unsuitable for late-night operation, regardless of conditions offered.

6. Enforcement difficulties have occurred at this address previously. Council teams have had to intervene repeatedly at this premises. There were occasions where engagement with management was challenging during late-night operation, and Southwark's noise team reported feeling unsafe entering the venue to investigate complaints. This raises concerns about enforceability and cooperation if a similar operating model returns.

Licences can only be granted where conditions are realistically enforceable. Given the history at this address, that threshold has not been met.

7. Residents want well-run local businesses — but not these hours at this site. Residents are not opposed to restaurants, hospitality or cultural activity. A food-led venue closing around 22:30–23:00 would be consistent with the area and would not attract strong objection. The issues relate specifically to:

- the very late hours
- the alcohol-led model
- the history of crime and disorder
- the continuity of the operator
- and the vulnerability of nearby residents

8. Noise levels cannot be mitigated due to proximity to homes

Previous operators attempted different measures to reduce noise breakout, including makeshift window coverings and temporary insulation. None were effective. The building's structure and its proximity to residential windows make noise control impossible.

Bass vibration, crowd noise, door activity, taxi engines and groups gathering outside carry directly into homes opposite. The physical design and location of the premises make disturbance unavoidable at the hours requested.

9. The venue has previously attracted serious crime, not minor incidents

This address has repeatedly drawn police involvement for violence, disorder and safeguarding concerns. Residents have raised these issues for years. Incidents have included:

- serious assaults
- incidents involving weapons
- drug activity
- and sexual assaults

Residents have repeatedly warned that late-night operation at these premises puts people at risk. The recurring pattern raises a clear question: how many more interventions, violent incidents and endangered residents are required before it is accepted that late-night licensing at this address does not work?

Request to the Committee

For the reasons above – safeguarding risks, residential vulnerability, the track record of both the premises and operator, the alcohol-led operating model, dispersal and

enforcement concerns, structural noise issues, the history of serious crime and Southwark's licensing policy – the application should be refused.

If any licence is granted, the hours should be significantly reduced and aligned with the needs of the local community.

Local Residents of Old Kent Road SE1

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Sunday, November 23, 2025 8:49 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection – Premises Licence Application No. 887243

Objection – Premises Licence Application No. 887243 (516 Old Kent Road – First Floor)

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Impact Statement

- As residents oppose the premises we have been affected by noise and disturbance in the past.
- This is a residential area of families and an elderly home and the late night noise pollution is very disruptive.
- We have witnessed crime, disorder, antisocial behaviour and mass littering from events at this venue before, with several incidents involving police. Owners have repeatedly shown they cannot address these issues.

COMMUNITY RESPONSE

Objection – Application for Premises Licence No. 887243

Dear Southwark Licensing,

We as local residents collectively object to the stated premises licence application. The application remains incompatible with the Licensing Objectives and with the Council's Licensing Policy, especially given the vulnerability of residents directly opposite and the long, documented history of problems connected to both the premises and the operator involved.

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Southwark has safeguarding responsibilities toward residents in supported accommodation. Approving a late-night alcohol and entertainment licence at this location would introduce foreseeable risks to wellbeing, sleep, and personal safety.

2. The surrounding community includes families, children, carers and shift workers
Directly opposite and around the premises are high-density residential blocks with:
• families with young children
• early-start workers
• elderly residents
• individuals previously affected by noise and nuisance from this address
Children use nearby bus stops early in the morning. Very late-night alcohol-led dispersal increases the likelihood of noise, litter and disturbance only hours before school and work traffic begins. The character of the area is residential and sensitive.

The presence of shops or restaurants on the main road is not comparable. Ordinary businesses do not generate hundreds of people leaving a late-night venue, with associated alcohol use, drug use and disorder.

3. The premises and the operator have a documented history of serious issues at this address

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The applicant's own submitted conditions include a provision stating that "Mr. Eric Doe... shall have no involvement in the operation of the premises whatsoever and shall be permanently excluded from the premises." The contradiction is clear: the director of the applicant company is the same individual the submitted conditions state must be excluded. This raises concerns about accuracy, credibility and workability, and shows that the operating schedule has not been properly reviewed or tailored to this application.

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buildings. The physical layout and proximity to homes make this site unsuitable for late-night operation, regardless of conditions offered.

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Licences can only be granted where conditions are realistically enforceable. Given the history at this address, that threshold has not been met.

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Residents have repeatedly warned that late-night operation at this premises puts people at risk. The recurring pattern raises a clear question: how many more interventions, violent incidents and endangered residents are required before it is accepted that late-night licensing at this address does not work?

Request to the Committee

For the reasons above – safeguarding risks, residential vulnerability, the track record of both the premises and operator, the alcohol-led operating model, dispersal and enforcement concerns, structural noise issues, the history of serious crime and Southwark's licensing policy – the application should be refused.

If any licence is granted, the hours should be significantly reduced and aligned with the needs of the local community.

Local Residents of Old Kent Road SE1

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: Monday, November 24, 2025 9:42 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection – Premises Licence Application No. 887243

Objection – Premises Licence Application No. 887243 (516 Old Kent Road – First Floor)

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Resident Impact Statement

I live almost directly opposite the premises and have done so for approximately ten years. Over that time I've had to report noise complaints where there have been disturbances late into the night, sometimes on weeknights. This has affected my work and wellbeing. I've also witnessed crime and anti-social behaviour on numerous occasions linked to past venues here, and there's regularly a police presence that seems necessary.

COMMUNITY RESPONSE

Objection – Application for Premises Licence No. 887243

Dear Southwark Licensing,

We as local residents collectively object to the stated premises licence application. The application remains incompatible with the Licensing Objectives and with the Council's Licensing Policy, especially given the vulnerability of residents directly opposite and the long, documented history of problems connected to both the premises and the operator involved.

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Southwark has safeguarding responsibilities toward residents in supported accommodation. Approving a late-night alcohol and entertainment licence at this location would introduce foreseeable risks to wellbeing, sleep, and personal safety.

2. The surrounding community includes families, children, carers and shift workers
Directly opposite and around the premises are high-density residential blocks with:

- families with young children
- early-start workers
- elderly residents
- individuals previously affected by noise and nuisance from this address

Children use nearby bus stops early in the morning. Very late-night alcohol-led dispersal increases the likelihood of noise, litter and disturbance only hours before school and work traffic begins. The character of the area is residential and sensitive. The presence of shops or restaurants on the main road is not comparable. Ordinary businesses do not generate hundreds of people leaving a late-night venue, with associated alcohol use, drug use and disorder.

3. The premises and the operator have a documented history of serious issues at this address

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- repeated licensing interventions
- suspensions
- noise problems
- serious disorder
- and licence revocation

These were not isolated events but long-running issues that required formal action. The current applicant company's director, Mr. Eric Doe, previously operated premises at this same address during periods when these problems occurred. This raises concerns about continuity of management. The application does not demonstrate any change in approach, structure or oversight that would reduce risk. A return to late-night operation under the same individual increases the likelihood of repeated harm.

The applicant's own submitted conditions include a provision stating that "Mr. Eric Doe... shall have no involvement in the operation of the premises whatsoever and shall be permanently excluded from the premises." The contradiction is clear: the director of the applicant company is the same individual the submitted conditions state must be excluded. This raises concerns about accuracy, credibility and workability, and shows that the operating schedule has not been properly reviewed or tailored to this application.

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- off-sales
- large private events

These are features of an alcohol-led late-night venue, not a food-led premises.

Previous operators at this address used similar descriptions but operated as nightclubs. The Committee should consider the realistic use of the premises based on the hours and conditions requested.

5. The location is structurally unsuitable for late-night dispersal

The entrance directly faces homes. There is no buffer zone, no set-back and no safe dispersal route. Patrons inevitably spill into residential walkways, bus stops and the entrances of neighbouring blocks.

Late-night taxis, smoking areas, queues, noise breakout and groups congregating outside are unavoidable outcomes of the hours sought. Food vendors regularly appear to serve intoxicated patrons and end up operating outside residential buildings. The physical layout and proximity to homes make this site unsuitable for late-night operation, regardless of conditions offered.

6. Enforcement difficulties have occurred at this address previously. Council teams have had to intervene repeatedly at this premises. There were occasions where engagement with management was challenging during late-night operation, and Southwark's noise team reported feeling unsafe entering the venue to investigate complaints. This raises concerns about enforceability and cooperation if a similar operating model returns.

Licences can only be granted where conditions are realistically enforceable. Given the history at this address, that threshold has not been met.

7. Residents want well-run local businesses — but not these hours at this site. Residents are not opposed to restaurants, hospitality or cultural activity. A food-led venue closing around 22:30–23:00 would be consistent with the area and would not attract strong objection. The issues relate specifically to:

- the very late hours
- the alcohol-led model
- the history of crime and disorder
- the continuity of the operator
- and the vulnerability of nearby residents

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This address has repeatedly drawn police involvement for violence, disorder and safeguarding concerns. Residents have raised these issues for years. Incidents have included:

- serious assaults
- incidents involving weapons
- drug activity
- and sexual assaults

Residents have repeatedly warned that late-night operation at this premises puts people at risk. The recurring pattern raises a clear question: how many more interventions, violent incidents and endangered residents are required before it is accepted that late-night licensing at this address does not work?

Request to the Committee

For the reasons above – safeguarding risks, residential vulnerability, the track record of both the premises and operator, the alcohol-led operating model, dispersal and enforcement concerns, structural noise issues, the history of serious crime and Southwark's licensing policy – the application should be refused.

If any licence is granted, the hours should be significantly reduced and aligned with the needs of the local community.

Local Residents of Old Kent Road SE1

From: [REDACTED]
Sent: Friday, November 21, 2025 11:42 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection - Premises Licence Application No. 887243

Objection - Premises Licence Application No. 887243 (516 Old Kent Road - First Floor)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Dear Southwark Licensing Team,

I am writing as a resident living directly opposite 516 Old Kent Road, to express my strong objection to the proposed premises licence.

I have been personally affected by late-night noise, crowds and disturbance from previous venues operating at this address. Even with the window shut, I could hear shouting, music, taxis arriving and groups gathering outside late into the night.

I work as a nurse and often have early starts or long shifts. When the venue operate late at night, my sleep gets disrupted, leaving me exhausted for work the next day. This has had a real impact on my wellbeing.

There have been time when I returned home late at night and felt unsafe because of groups outside the venue, arguments and antisocial behaviour. I have also witnessed police involvement in the past at this location. This has made me anxious about walking home at night and has affected my sense of security in my own neighbourhood.

I moved to this area expecting a residential environment, but the previous late night activity from this address has made my home life noticeably more stressful.

I worry that granting another late night licence will bring back the same problems I have experienced before.

For this reason, I respectfully ask that this application is not approved. Allowing late night alcohol-led activity at this location would directly affect my sleep, my health, my work as a nurse, and my overall safety.

Thank you for considering my objection.

Kind regards,

[REDACTED]

COMMUNITY RESPONSE

Objection – Application for Premises Licence No. 887243

Dear Southwark Licensing,

We as local residents collectively object to the stated premises licence application. The application remains incompatible with the Licensing Objectives and with the Council's Licensing Policy, especially given the vulnerability of residents directly opposite and the long, documented history of problems connected to both the premises and the operator involved.

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Southwark has safeguarding responsibilities toward residents in supported accommodation. Approving a late-night alcohol and entertainment licence at this location would introduce foreseeable risks to wellbeing, sleep, and personal safety.

2. The surrounding community includes families, children, carers and shift workers
Directly opposite and around the premises are high-density residential blocks with:

- families with young children
- early-start workers
- elderly residents

• individuals previously affected by noise and nuisance from this address
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Kind regards

[REDACTED]

From: [REDACTED]
Sent: Saturday, November 22, 2025 10:02 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection – Premises Licence Application No. 887243

To: licensing@southwark.gov.uk
Subject: Objection – Premises Licence Application No. 887243

Objection – Premises Licence Application No. 887243 (516 Old Kent Road – First Floor)

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Resident Impact Statement

I have a flat located at [REDACTED] I rent this out to 3 young professional women. From having lived myself in the property prior to moving out, I did not feel safe walking around in the area after dark on my own especially when events were on at the proposed licence location. There was general disorderly, sometimes violent behavior, the aftermath of which could be observed the next morning in the form of broken glass and evidence of drug use. I would be concerned for the welfare of my tenants and it makes the flat a less desirable place to live.

COMMUNITY RESPONSE

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Late-night taxis, smoking areas, queues, noise breakout and groups congregating outside are unavoidable outcomes of the hours sought. Food vendors regularly appear to serve intoxicated patrons and end up operating outside residential buildings. The physical layout and proximity to homes make this site unsuitable for late-night operation, regardless of conditions offered.

6. Enforcement difficulties have occurred at this address previously. Council teams have had to intervene repeatedly at this premises. There were occasions where engagement with management was challenging during late-night operation, and Southwark's noise team reported feeling unsafe entering the venue to investigate complaints. This raises concerns about enforceability and cooperation if a similar operating model returns.

Licences can only be granted where conditions are realistically enforceable. Given the history at this address, that threshold has not been met.

7. Residents want well-run local businesses — but not these hours at this site. Residents are not opposed to restaurants, hospitality or cultural activity. A food-led venue closing around 22:30–23:00 would be consistent with the area and would not attract strong objection. The issues relate specifically to:

- the very late hours
- the alcohol-led model
- the history of crime and disorder
- the continuity of the operator
- and the vulnerability of nearby residents

8. Noise levels cannot be mitigated due to proximity to homes

Previous operators attempted different measures to reduce noise breakout, including makeshift window coverings and temporary insulation. None were effective. The building's structure and its proximity to residential windows make noise control impossible.

Bass vibration, crowd noise, door activity, taxi engines and groups gathering outside carry directly into homes opposite. The physical design and location of the premises make disturbance unavoidable at the hours requested.

9. The venue has previously attracted serious crime, not minor incidents

This address has repeatedly drawn police involvement for violence, disorder and safeguarding concerns. Residents have raised these issues for years. Incidents have included:

- serious assaults
- incidents involving weapons
- drug activity
- and sexual assaults

Residents have repeatedly warned that late-night operation at this premises puts people at risk. The recurring pattern raises a clear question: how many more interventions, violent incidents and endangered residents are required before it is accepted that late-night licensing at this address does not work?

Request to the Committee

For the reasons above – safeguarding risks, residential vulnerability, the track record of both the premises and operator, the alcohol-led operating model, dispersal and enforcement concerns, structural noise issues, the history of serious crime and Southwark's licensing policy – the application should be refused.

If any licence is granted, the hours should be significantly reduced and aligned with the needs of the local community.

Local Residents of Old Kent Road SE1

Thank you

[REDACTED]

OTHER PERSON O

From: [REDACTED]
Sent: Monday, November 24, 2025 4:26 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection – Premises Licence Application No. 887243

Objection – Premises Licence Application No. 887243 (516 Old Kent Road – First Floor)

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Resident Impact Statement

I live directly opposite the premises and have been affected by previous noise. I have witnessed crime, disorder or antisocial behaviour linked to past venues here. Antisocial activities taking place at the premises have significantly negatively impacted quality of my life and wellbeing.

COMMUNITY RESPONSE

Objection – Application for Premises Licence No. 887243

Dear Southwark Licensing,

We as local residents collectively object to the stated premises licence application. The application remains incompatible with the Licensing Objectives and with the Council's Licensing Policy, especially given the vulnerability of residents directly opposite and the long, documented history of problems connected to both the premises and the operator involved.

1. Safeguarding risks to vulnerable residents directly opposite the premises The venue sits directly opposite multiple residential blocks, including John Penny House, which provides accommodation for older and vulnerable adults. Residents there require consistent and predictable night-time conditions. The application seeks a closing time that reaches into the early hours, including on working days. Alcohol-led activity, late dispersal, noise and increased footfall at those hours are directly at odds with the needs of a residential and vulnerable population.

Southwark has safeguarding responsibilities toward residents in supported accommodation. Approving a late-night alcohol and entertainment licence at this location would introduce foreseeable risks to wellbeing, sleep, and personal safety.

2. The surrounding community includes families, children, carers and shift workers Directly opposite and around the premises are high-density residential blocks with:

- families with young children
- early-start workers
- elderly residents
- individuals previously affected by noise and nuisance from this address Children use nearby bus stops early in the morning. Very late-night alcohol-led dispersal increases

the likelihood of noise, litter and disturbance only hours before school and work traffic begins. The character of the area is residential and sensitive.

The presence of shops or restaurants on the main road is not comparable. Ordinary businesses do not generate hundreds of people leaving a late-night venue, with associated alcohol use, drug use and disorder.

3. The premises and the operator have a documented history of serious issues at this address Southwark's Licensing Policy states that the past compliance history of both the premises and the management is relevant to decision-making. Both matter here. This premises has previously been associated with:

- repeated licensing interventions
- suspensions
- noise problems
- serious disorder
- and licence revocation

These were not isolated events but long-running issues that required formal action.

The current applicant company's director, Mr. Eric Doe, previously operated premises at this same address during periods when these problems occurred. This raises concerns about continuity of management. The application does not demonstrate any change in approach, structure or oversight that would reduce risk. A return to late-night operation under the same individual increases the likelihood of repeated harm.

The applicant's own submitted conditions include a provision stating that "Mr. Eric Doe... shall have no involvement in the operation of the premises whatsoever and shall be permanently excluded from the premises." The contradiction is clear: the director of the applicant company is the same individual the submitted conditions state must be excluded. This raises concerns about accuracy, credibility and workability, and shows that the operating schedule has not been properly reviewed or tailored to this application.

4. The operating model indicates nightclub-style activity, not a restaurant Although described as a "restaurant and lounge," the operating schedule requests:

- alcohol service until 03:00
- closing at 03:30
- amplified and recorded music
- SIA door supervisors
- body-worn cameras
- off-sales
- large private events

These are features of an alcohol-led late-night venue, not a food-led premises. Previous operators at this address used similar descriptions but operated as nightclubs. The Committee should consider the realistic use of the premises based on the hours and conditions requested.

5. The location is structurally unsuitable for late-night dispersal The entrance directly faces homes. There is no buffer zone, no set-back and no safe dispersal route. Patrons

inevitably spill into residential walkways, bus stops and the entrances of neighbouring blocks.

Late-night taxis, smoking areas, queues, noise breakout and groups congregating outside are unavoidable outcomes of the hours sought. Food vendors regularly appear to serve intoxicated patrons and end up operating outside residential buildings. The physical layout and proximity to homes make this site unsuitable for late-night operation, regardless of conditions offered.

6. Enforcement difficulties have occurred at this address previously Council teams have had to intervene repeatedly at this premises. There were occasions where engagement with management was challenging during late-night operation, and Southwark's noise team reported feeling unsafe entering the venue to investigate complaints. This raises concerns about enforceability and cooperation if a similar operating model returns. Licences can only be granted where conditions are realistically enforceable. Given the history at this address, that threshold has not been met.

7. Residents want well-run local businesses — but not these hours at this site Residents are not opposed to restaurants, hospitality or cultural activity. A food-led venue closing around 22:30–23:00 would be consistent with the area and would not attract strong objection. The issues relate specifically to:

- the very late hours
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- the history of crime and disorder
- the continuity of the operator
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Bass vibration, crowd noise, door activity, taxi engines and groups gathering outside carry directly into homes opposite. The physical design and location of the premises make disturbance unavoidable at the hours requested.

9. The venue has previously attracted serious crime, not minor incidents This address has repeatedly drawn police involvement for violence, disorder and safeguarding concerns. Residents have raised these issues for years. Incidents have included:

- serious assaults
- incidents involving weapons
- drug activity
- and sexual assaults

Residents have repeatedly warned that late-night operation at this premises puts people at risk. The recurring pattern raises a clear question: how many more interventions, violent incidents and endangered residents are required before it is accepted that late-night licensing at this address does not work?

Request to the Committee

For the reasons above – safeguarding risks, residential vulnerability, the track record of both the premises and operator, the alcohol-led operating model, dispersal and enforcement concerns, structural noise issues, the history of serious crime and Southwark's licensing policy – the application should be refused.

If any licence is granted, the hours should be significantly reduced and aligned with the needs of the local community.

Local Residents of Old Kent Road SE1

From: [REDACTED]
Sent: Monday, November 24, 2025 6:19 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection – Premises Licence Application No. 887243

Objection – Premises Licence Application No. 887243 (516 Old Kent Road – First Floor)

Name: [REDACTED]
Address: [REDACTED]
Email: [REDACTED]

Resident Impact Statement

I have lived almost directly opposite for the last ten years and have previously been affected by noise and disturbance, often on weeknights late into the night. This has had an impact on me by disrupting sleep and in turn affected my work. I've witnessed multiple occasions of anti-social behaviour and criminality linked to past venues that has required police attendance.

COMMUNITY RESPONSE

Objection – Application for Premises Licence No. 887243

Dear Southwark Licensing,

We as local residents collectively object to the stated premises licence application. The application remains incompatible with the Licensing Objectives and with the Council's Licensing Policy, especially given the vulnerability of residents directly opposite and the long, documented history of problems connected to both the premises and the operator involved.

1. Safeguarding risks to vulnerable residents directly opposite the premises The venue sits directly opposite multiple residential blocks, including John Penny House, which provides accommodation for older and vulnerable adults. Residents there require consistent and predictable night-time conditions. The application seeks a closing time that reaches into the early hours, including on working days. Alcohol-led activity, late dispersal, noise and increased footfall at those hours are directly at odds with the needs of a residential and vulnerable population.

Southwark has safeguarding responsibilities toward residents in supported accommodation. Approving a late-night alcohol and entertainment licence at this location would introduce foreseeable risks to wellbeing, sleep, and personal safety.

2. The surrounding community includes families, children, carers and shift workers Directly opposite and around the premises are high-density residential blocks with:

- families with young children
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- individuals previously affected by noise and nuisance from this address Children use nearby bus stops early in the morning. Very late-night alcohol-led dispersal increases the likelihood of noise, litter and disturbance only hours before school and work traffic begins. The character of the area is residential and sensitive.

The presence of shops or restaurants on the main road is not comparable. Ordinary businesses do not generate hundreds of people leaving a late-night venue, with associated alcohol use, drug use and disorder.

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This premises has previously been associated with:

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The applicant's own submitted conditions include a provision stating that "Mr. Eric Doe... shall have no involvement in the operation of the premises whatsoever and shall be permanently excluded from the premises." The contradiction is clear: the director of the applicant company is the same individual the submitted conditions state must be excluded. This raises concerns about accuracy, credibility and workability, and shows that the operating schedule has not been properly reviewed or tailored to this application.

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These are features of an alcohol-led late-night venue, not a food-led premises. Previous operators at this address used similar descriptions but operated as nightclubs. The Committee should consider the realistic use of the premises based on the hours and conditions requested.

5. The location is structurally unsuitable for late-night dispersal. The entrance directly faces homes. There is no buffer zone, no set-back and no safe dispersal route. Patrons inevitably spill into residential walkways, bus stops and the entrances of neighbouring blocks.

Late-night taxis, smoking areas, queues, noise breakout and groups congregating outside are unavoidable outcomes of the hours sought. Food vendors regularly appear to serve intoxicated patrons and end up operating outside residential buildings. The physical layout and proximity to homes make this site unsuitable for late-night operation, regardless of conditions offered.

6. Enforcement difficulties have occurred at this address previously. Council teams have had to intervene repeatedly at this premises. There were occasions where engagement with management was challenging during late-night operation, and Southwark's noise team reported feeling unsafe entering the venue to investigate complaints. This raises concerns about enforceability and cooperation if a similar operating model returns. Licences can only be granted where conditions are realistically enforceable. Given the history at this address, that threshold has not been met.

7. Residents want well-run local businesses — but not these hours at this site. Residents are not opposed to restaurants, hospitality or cultural activity. A food-led venue closing around 22:30–23:00 would be consistent with the area and would not attract strong objection. The issues relate specifically to:

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- the continuity of the operator
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Bass vibration, crowd noise, door activity, taxi engines and groups gathering outside carry directly into homes opposite. The physical design and location of the premises make disturbance unavoidable at the hours requested.

9. The venue has previously attracted serious crime, not minor incidents. This address has repeatedly drawn police involvement for violence, disorder and safeguarding concerns. Residents have raised these issues for years. Incidents have included:

- serious assaults
- incidents involving weapons
- drug activity
- and sexual assaults

Residents have repeatedly warned that late-night operation at this premises puts people at risk. The recurring pattern raises a clear question: how many more interventions,

violent incidents and endangered residents are required before it is accepted that late-night licensing at this address does not work?

Request to the Committee

For the reasons above – safeguarding risks, residential vulnerability, the track record of both the premises and operator, the alcohol-led operating model, dispersal and enforcement concerns, structural noise issues, the history of serious crime and Southwark's licensing policy – the application should be refused.

If any licence is granted, the hours should be significantly reduced and aligned with the needs of the local community.

Local Residents of Old Kent Road



NOTICE OF DECISION

LICENSING SUB-COMMITTEE – 1 SEPTEMBER 2022

SECTION 17 LICENSING ACT 2003: KENT RESTAURANT AND LOUNGE, FIRST FLOOR, 516 OLD KENT ROAD, LONDON SE1 5BA

Decision

That the application made by Erico Entertainment Limited for a premises licence to be granted under Section 17 of the Licensing Act 2003 in respect of the premises known as Kent Restaurant and Lounge, First Floor, 516 Old Kent Road, London SE1 5BA be granted as follows:

Hours

Licisable Activities:

Monday to Sunday: 11:00 to 22:30
 Friday and Saturday: 11:00 to 23:30

Opening Hours

Monday to Thursday: 11:00 to 23:00
 Friday and Saturday: 11:00 to 00:00

Non-standard timings for licensable activities:

Sunday before a Bank Holiday Monday: 11:00 to 23:30
 New Year's Eve: 23:00 to 03:30

Non-standard opening hours:

Sunday before a Bank Holiday Monday: 11:00 to 00:00
 New Year's Eve: 11:00 to 04:00.

Conditions

- 1) That there will be an accommodation limit to be risk assessed by the premises.
- 2) That a comprehensive dispersal policy shall be produced and implemented at the premises, with all staff trained on the most up to date policy. A record of staff training on the dispersal policy shall be kept at the premises and a copy of the policy and such training records shall be made available to the council or police on request.
- 3) That whenever premises open after 00:00 there will be at least two SIA registered door supervisors on the premises from 22:00 until one hour after closing.

- 4) That there shall be a clearly displayed telephone number for residents.
- 5) That all promotional advertising material for the premises will encourage patrons to use public transport.
- 6) That there shall be no externally promoted DJ events.
- 7) That during any licensed entertainment on the premises all doors and windows leading out to external areas shall remain closed with the exception of ingress and egress after 22:00.
- 8) That no drinks shall be permitted outside at any time.
- 9) That staff shall remove drinks receptacles from patrons who are attempting to leave the premises.
- 10) That there be no more than 10 smokers at any one time in the terrace area.
- 11) That external waste handling and cleaning of external areas, collections and deliveries shall only occur between the hours of 08.00 and 23.00.
- 12) That clearly legible signage will be prominently displayed at all patron exits, where it can easily be seen and read, requesting that patrons leave the premises in a quiet and orderly manner that is respectful to neighbours.

Reasons

This was an application for an application made by Enrico Entertainment Limited for a premises licence to be granted under s.17 of the Licensing Act 2003 in respect of Kent Restaurant and Lounge, First Floor, 516 Old Kent Road, London SE1 5BA

The licensing sub-committee heard from the legal representative for the applicant who advised that the application originally submitted included errors in the proposed operational hours of the premises. This had been corrected as detailed in the conciliation statement in the timings (page 152-155 of the agenda) and summarised in paragraph 10 of the report.

The members of the sub-committee were reminded that this was an application for a premises and the applicant was very alert to the historical problems associated with this particular premises, which was previously the K-Che nightclub. The K-Che operation ran under a totally different management and there was no connection whatsoever with proposed Kent Restaurant and Lounge.

The sub-committee were also advised to avoid visiting the sins of the K-Che nightclub when considering the application by Kent Restaurant and Lounge, which had yet to open and operate. It was hoped that the legitimate concerns raised by the residents in respect of the previous operators would not prove to come to pass with the new applicant.

The applicant, Enrico Entertainment Limited already operated the premises Club 701 on the lower and ground floor of the building at 516 Old Kent Road which had operated without undue incident(s) following the summary review in 2019, when the licensing sub-committee suspended

and modified the licence which among other things, prohibited the director (Mr Eric Doe) of Enrico Entertainment Limited from the day to day management of the premises. The applicant was content for the same condition to be attached to any licence the sub-committee may grant in this application.

The applicant had identified a serious gap in the market for event spaces catering for members of their community and other ethnic minority communities. They advised that there was a lack of available event space that can be hired for weddings, christenings, parties etc and their plan was to provide such a space .

They advised that it would be a food led operation and that they would operate pre-booked functions. The operation would only be commercially viable with late hours. The management of Club 701 would extend their team, working together under effectively the same management. The applicant was confident that the Kent Restaurant and Lounge would was operate in an entirely different way from its predecessor (K-Che) and would in no way compromise the licensing objectives.

The applicant had already spent £25,000 for a refit and a total renovation of the premises. The immediate area was largely an industrial area abutting the A2, with a 24 hour McDonalds on one side and a 24 hour Asda on the other side.

The designated premises supervisor (DPS) would be available to deal with any concerns raised by the neighbours. There was certain matters that were beyond the Applicant's control. For example, the barbecue man who stood outside on Old Kent Road could only be asked to move from outside the premises by the security team. The security team would police the outside area and deal with any parking issues, essentially imposing a no go zone around the neighbours for parking, which included placing traffic cones and no parking signs for the immediate neighbours and also having two marshals between 22:00 and 05:00 when patrons are not allowed to park in the immediate vicinity. Since lockdown, there hadn't been any parking issues in relation to Club 701 (operated by the applicant).

Kent Restaurant would be a completely different operation for the African community, offering a restaurant service. The applicant had already met the police and had made it clear that there was no intention of running a nightclub and the late hours would utilized for the private parties, weddings and other such functions; it would not be run as a nightclub.

There would be an accommodation limit for 250 people with some standing by the bar area, but mostly seated, doing something different other than a nightclub where people could relax after work and entertain themselves in different ways.

The members queried the pre-booked events and restaurant facility that would be available. The operation was primarily a restaurant. People would be allowed to come in off the street to eat in the restaurant, but large functions such as a wedding would be pre-booked. Such events would not be an everyday occurrence. The daily operation would be a restaurant. The police would be advised in advance of any private functions. The restaurant would operate to 00:00 as normal restaurants do and only pre-booked events would occur during the the late hours. There had only been one temporary event notice (TEN) which was used as a test trial. No others had been submitted due to on-going refurbishment works.

Concerning the private events, the applicant confirmed that there would be no externally promoted DJ led events.

The applicant confirmed that there was a dispersal policy, but although this had not been included in the agenda papers.

The applicant stated that catering would be provided in-house, but when questioned by members of the diverse range that would be attracted to hiring the premises (for the private events), the applicant would likely have catering initially sourced externally, hiring chefs specific from that community. Members also queried the proposed hours.

At present, there was seating only for 150 people. The applicant would source additional chairs and tables for the private functions. There would also be space to accommodate 30 people to dance.

It was clarified that only pre-booked events would run until 03:00 or 04:00, with the restaurant running during through the week, potentially Monday to Sunday.

There would be two full time chefs employed at the premises with waiter/waitress staff for lunchtimes and evening meals. Those members of staff had yet to be engaged.

The restaurant would be walk-in, with pre-booked events from 00:00. It would not be financially viable to operate the late night venues under TENs only. The TENs regime would be not provide the flexibility for last minute events. In the absence of a pre-book function, there would be no use of the late hours. The late hours would be contingent for pre-booked functions only.

The licensing officer provided members with the plan of the premises and it was noted by members that the kitchen was extremely small for a restaurant (approximately three metres by three metres), particularly if the premises were catering for 250 people. There also did not appear to be any storage available, nor disabled facilities in terms of access or toilets.

The applicant advised that £25,000 had been spent on renovation works and additional works would be undertaken depending on the outcome of the licensing sub-committee's decision. In the meantime, the applicant would tap into the African and Asian businesses for the catering, despite previously saying that he would recruit two different chefs for two different cuisines on the same day. The applicant also advised that since he owned the whole building, the kitchen in Club 701 would also be used, despite there being no immediate access between the premises and no lift. Members noted that it was unusual for a food led restaurant, whilst being revamped, did not focus on providing a suitably sized kitchen.

Concerning storage, the applicant advised that the tables and chairs would be stored in the attic area that was accessed by a ladder. It was also noted that from the plans that there was two DJ booths, although the applicant only wanted to use one.

The officer from the Metropolitan Police Service questioned whether the venue would be hired for a 21st birthday party without the provision of food. The applicant stated that he did not want to encourage under 35s who were possibly more of a nuisance and problem, but foresaw less risk with a 35th birthday party, without food even if they had their own DJ. When probed, the applicant stated he would use his discretion. This, the members felt fell foul of the Equalities Act.

In respect of the plans, the applicant was informed that separate building control and planning permission would be needed. Whilst these were not matters that could be considered by the licensing sub-committee, any further changes to the premises plans would be subject to a future variation application.

The applicant confirmed that he was aware of the single use plastics policy as provided for in Southwark's statement of licensing policy (2021-2026) and confirmed that this would be complied with fully.

The licensing sub-committee heard from the Metropolitan Police Service (pages 123 and 124 of the agenda). The police noted that the applicant had clarified the application timings. The officer questioned the sale and consumption of alcohol by persons on the premises between the hours of 11:00 and 03:00 when there would be a bona fide pre-booked event.

Essentially the premises would run as a restaurant until 23:00 and the pre-booked events would be from 23:00 to 04:00 at the weekends. A restaurant condition (that alcohol could only be supplied to people taking table meals) did not assist with the proposed operation of the premises, with pre-booked functions and events.

Furthermore, for the pre-booked events, individuals attending an event and the premises itself would have no control who would be attending, as there would be no open guest available to them, could advertise them on social media. The police would therefore not be able to vet the type of event being held, particularly given that the old Form 696 was no longer being used, so the venue could be open Thursday, Friday and Saturday nights until 04:00 each week of the year, so that the premises could essentially run as a DJ led nightclub type venue. The location was not suitable for such a venue, there had been a significant disturbance to local residents in the past not from such venues at this location that run at similar times as per this application.

The officer reminded the sub-committee that Club 701 had its premises licence suspended following a serious assault inside the premises, which also resulted in the licensing sub-committee prohibiting the Eric Doe from the day to day management of the premises. The same Mr Doe would have overall control of the Kent Restaurant and Lounge. For those reasons, the police took issue with the application. When asked, the officer stated that he no objection for the premises operating as a restaurant/bar with hours as detailed in Southwark's statement of licensing policy.

The licensing sub-committee heard from an officer from the council's environmental protection Team (EPT) (page 121-122 of the Agenda). The officer reiterated the representation submitted and stated that the very late hours would not be compatible with the premises running as a restaurant. If it the premises were to run as a public house or other drinking establishment without the restaurant conditions, then according to the licensing policy the recommended closing time would be 23:00. The officer reminded members that a nightclub type operation was not considered appropriate for the area under the statement of licensing policy.

In terms of the character of the area, the applicant's representative referred to as industrial. The licensing policy identified the area residential, with a mix of commercial and residential, but with residential premises close by. There was also further residential development planned. There was also concern raised in relation to the structural integrity of the building in terms of its ability to resist the transmission of sound from the inside to the outside. It was not a purpose built

development which may be suitable for a restaurant, but certainly not suitable for the likes of DJ parties. Such pre-booked events would best be trialed under the TENs regime.

The officer then explained that on 3 March 2022 the noise and nuisance team attended the premises when excess noise was caused by testing the capabilities of the sound system in the absence of a sound limiter as part of installing a sound limiter. It was noted that from the noise transmission there was little resistance in the passage of sound between the inside and the outside of the building so a sound limiter would be relied on to do the control.

It was also noted by officer in attendance that the level reached statutory nuisance noise nuisance levels but it was unlikely that there would be a recurrence to public nuisance or suffering because it was a one off testing of the system. Members asked whether EPT would object to a licence if the standard bar hours or restaurant hours were granted, to which the EPT officer stated EPT would be less concerned about such a proposal.

The licensing sub-committee then heard from a resident objector, other person 3, who lived for six years in Houston court, which is opposite the premises. The residents had submitted many representations concerning the significant issues with the venues at 516 Old Kent Road over the previous six years.

They advised that they recognised that this was a new application that needed to be considered on its own merits but said that there were long standing issues in the venues. There may be a change in management and structure with Club 701 who would operate the Kent Restaurant and Lounge but the change in such management was unlikely to have an effect to the on-going problems the residents experienced which they endured every week and every weekend.

Although the Kent Restaurant and Lounge application had to be considered on its own merits, there would always be generic problems that an additional licensed premise would contribute to. Examples were given relating to the barbecue man on Old Kent Road around the premises, cars being parked on the curb and on the street of Houston Court, which would be an obstruction if the emergency services needed to attend to one of the properties. There was also a new development less than 100 metres away from the premises.

The statement of licensing policy was clear that the recommended closing time should be 23:00. Other person 3 also referred to other matters that had been raised during the course of the meeting, that there was a dance floor, insufficient seats for people at full capacity, having a three metre by three metre kitchen, there was two DJ booths. The applicant had not given other party three confidence that the premises would be used be used as anything other than a nightclub. The application as it is stood, with the plans meant the application could not be reflective of what was being articulated by the applicant.

The noise complaint on 3 March was at approximately 22:11 when the applicant was testing the music system. The time of 22:11 hours was correct, as it had been other party three who made the complaint. Other person 3 then called a witness who was another resident in the same block of flats. The witness was reminded that she was called to support other part 3 and could expand on that representation, but could not provide anything new, as she had not submitted her own representation.

The witness stated that the block of flats was located in a residential area and the hours applied for were excessive. Operating to the policy hours would make the premises tolerable. Having christenings until 03:00 was unheard of and suspicious.

Other person 3 was of the view that the change in operator (from K-Che) would not result in a change in patron behaviour as the issues appeared systemic. Ultimately, the problems at the location were due to the premises operating with late night hours. Other person 3 stated that a restaurant with restaurant hours would however, be welcomed even if the premises were to have up to 20 times a year. In summary, other person three stated that the application was not fit for purpose for the type of venue that's on paper.

The members considered the application carefully and recognised the premises located at 516 Old Kent Road, London SE1 5BA have caused significant disturbance to residents.

Both the applicant and their legal representative repeatedly informed the sub-committee that the premises would not operate as a nightclub, but as a restaurant and a venue that could be hired out for private events. Despite this, there were two bars at least equal in size to the entire kitchen, if not bigger. When asked Mr Doe confirmed that the plans were what was being put into place for the premises and was part of the premises redesign. The new layout looked decidedly more akin to a lounge/nightclub like than restaurant. It was suggested that the kitchen in Club 701 would be used and from would be brought upstairs. It was also confusing as to what would happen to patrons who are in the premises for a meal when a late night event was booked. Members were of the view it was clear from the plans that this is not a food led venue.

The applicant's legal advisor advised that the previous premises and the issues at the first floor of 516 Old Kent Road (K-Che) should not play no part in this the licensing sub-committee's consideration of this application. This the sub-committee agree with, albeit its operation as a nightclub caused significant issues for the residents and the responsible authorities. In view of this, the sub-committee are in agreement that the premises should not be used as a nightclub.

Southwark's Statement of Licensing Policy 2021-2026 provides that this the premises is in a residential area and that nightclubs are not considered appropriate. The sub-committee were of the view that at the highest, the area should be considered as mixed use with a considerable amount of the residential units. It is also noted that there has been concern raised of Club 701, of which the applicant is also the premises licence holder.

Club 701 was subject to an expedited review in 2019 when the licence was suspended and modified, with Mr Doe being prohibited from having day-to-day management responsibility. Club 701 would have been unable to operate due to the COVID restrictions. It is possible this played a part in the lack of complaints.

Mr Doe was still prohibited from day-to-day management responsibility under the modified licence conditions and the sub-committee are of the view that this has also had a positive impact on the running of that premises. Coupled with, Southwark's statement of licensing policy specifying nightclubs are not considered appropriate, the sub-committee are of the view that the Kent Restaurant and Lounge, should operate with restricted hours and late night events are trialed further under the TENs regime so proper evidence can be considered by a licensing sub-committee as to whether a permanent premises licence for late night activities are appropriate for this venue.

In reaching this decision, the sub-committee had regard to all the relevant considerations and the four licensing objectives and considered that this decision was appropriate and proportionate.

Appeal rights

The applicant may appeal against any decision:

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

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

- a. The licence ought not to be been granted; or
- b. That on granting the licence, the licensing authority ought to have imposed different or additional conditions to the licence, or ought to have modified them in a different way

may appeal against the decision.

Any appeal must be made to the Magistrates' Court for the area in which the premises are situated. Any appeal must be commenced by notice of appeal given by the appellant to the justices' clerk for the Magistrates' Court within the period of 21 days beginning with the day on which the appellant was notified by the licensing authority of the decision appealed against.

Issued by the Constitutional Team on behalf of the Director of Law and Governance.

Date: 1 September 2022

RESTRICTED (when complete)

MG11C

WITNESS STATEMENT

Criminal Procedure Rules, r 27. 2; Criminal Justice Act 1967, s. 9; Magistrates' Courts Act 1980, s.5B

URN

Statement of: PC Mark Lynch 2246AS

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

This statement (consisting of 2 page(s) each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it anything which I know to be false, or do not believe to be true.

Witness Signature: Date: 02/11/2025

I have been a Police Officer for 20years to which the last 7years I have been attached to the Southwark Police Licensing and Night time economy team in the role of licensing officer. This statement is made in regards to a Premises inspection of the venue called Kent Restaurant and Lounge Ltd First Floor 516 Old Kent road SE1 5BA .

On Saturday 01st November 2025 I was on duty in plain clothes I was in the company of Pc Walter Minka Agyeman who was driving our unmarked police vehicle. At 2035hrs we were driving southbound along The Old Kent Road towards New Cross, when we passed the venue called Kent Restaurant and Lounge Ltd First Floor 516 Old Kent road SE1 5BA . At this time I noticed a number of teenagers loitering in the forecourt area of the venue which I thought was strange as the venue was meant to be operating as a restaurant and domino club and was in the process of applying for a late night premises licence for the supply of alcohol, late night refreshment and regulated entertainment. We continued to carry out our tasking and whilst doing this I carried out a check using the Southwark council licence register and confirmed that there was no temporary event notice in use at the venue. We completed our tasking and returned to Kent Restaurant and Lounge Ltd.

We parked our car nearby and walked towards the venue, as we drew closer it was clear that some kind of Halloween event was taking place, we walked onto the forecourt at 2054hrs and were met by a black male, F506, stocky build, who was wearing a long padded jacket, dark trousers and baseball cap , he was not displaying any SIA accreditation ,we identified ourselves and I produced my warrant card and I said to the male(I will refer to this person as Male A) " what is the event?" to which he replied " it is a birthday party just kids no alcohol " , I replied "ok fine" , we then walked through the entrance unhindered as I believed that licensable activities were taking place at the venue and so entered under s180 of the Licensing Act 2003: Enables a constable to enter and search the premises where there is reasonable cause to believe that an offence under the Act has been, is being or is about to be committed. A constable exercising a power conferred by this section may, if necessary, use reasonable force.

The male then told another black male (Male B), f505, medium build wearing a black leather type jacket, jeans and combat coloured hat to "go find Eric and then asked us to follow this male up the iron stairs " , however I could hear music and loud voices coming from another entrance which led to an internal stairway and into an event space, I walked up the stairs and as I did so the loud voices and music became more apparent. When I reached the top and entered the event area it was clear the music was amplified and not background music , myself and Pc Minka Agyeman looked into the dance floor area where the teenagers were dancing and saw that there was a dj playing the music and he was talking to the crowd, there was also disco strobe lighting and smoke machine in operation. As we walked around Male A was continually trying to usher myself and Pc Minka Agyeman into the restaurant area which was empty . I continued to look around and looked behind the bar area to see if there was any alcohol present and only saw soft drinks and water. We walked back down the internal stairway into the yard area where we were approached by a black male (Male C) ,f510, stocky build, black beard wearing grey tracksuit top and bottoms and had the hood up. I said to Male C " who are you sir ?" he replied "uh" I again said " who are you?" the male then

Witness Signature:

Signature Witnessed by Signature:

Page 1 of 2

99/12

RESTRICTED (when complete)

Continuation of Statement of:

turned and walked away and up the exterior iron staircase to the upper floor restaurant area before turning around and coming back down also in the company of Male A and Male B who pointed out that Male C was the person in charge though they did not confirm his name , we all then went upstairs to the restaurant area, as we entered the restaurant I stated " I take it Audrey isn't here " to which he mumbled a reply and asked us to take a seat to which we did . I than informed the MaleC that the venue does not have a licence and that regulated entertainment is taking place in the form of the dj led amplified music being played and for this to take place it required a temporary event notice or a premises licence to which neither was in place, both MaleA and MaleB stated that the venue was closing at 2300hrs and there was no alcohol , my colleague Pc Minka Agyeman then explained to the both male regarding regulated entertainment and the requirements of the licensing act to which MaleC stated "Doe has one he isn't around now " , Pc Minka Agyeman explained that there was no TEN in place and asked " do you know when he did it?" to which MaleC stated " I don't know he is not around now", Male A said " its not loud the music is not loud " I replied" it is loud and its amplified I am not going to argue with you it is the law " .Pc Minka Agyeman said to both MaleA and MaleC " do you know Mr Doe do you know his number?", to which MaleA said " he is not here" , Pc Minka Agyeman said " perhaps you can give him a call and he can confirm if he has done any TENs" , MaleA said"he is not in this country " . I said to both MaleA and C " so who has hired the venue to you ?", Male A said "its him" I said "who Eric?" , Male A said " yes" ,I said " Eric not Audrey ?" ,male A said " no Audrey", I said" is it Audrey or Eric as im confused" , MaleA said "Audrey " . Whilst this conversation was taking place I began to complete Form 694 Notification of offence for a breach of section 136 A person commits an offence if—

- (a)he carries on or attempts to carry on a licensable activity on or from any premises otherwise than under and in accordance with an authorisation, or
- (b)he knowingly allows a licensable activity to be so carried on.

This form was completed to ensure that a log of the visit and offences was kept. The males then all rapidly disappeared back down stairs and I continued with completing the form. MaleA returned and then phoned Audrey Straker and asked her to attend the venue to which she did at 2109hrs. I explained to Audrey that the venue had regulated entertainment taking place in the form of dj led amplified music without a licence or TEN in place, Audrey replied "there is no alcohol it's a private event " I said " it doesn't matter its regulated entertainment and at the moment you have an unlicensed music event taking place on your premises " , Audrey replied " im going to end it now " . I then explained to Audrey that I am not going to ask her to finish the event at that moment as if it is abruptly stopped then we will have 150 teenagers out on the street without transport who will then highly likely loiter in the area which may cause an increase in crime and anti-social behaviour. I was also aware that there have recently been some serious assaults nearby involving under 18's, and due to the busy time of the year there may not be sufficient officers available to deal with any incidents and that a safe dispersal would be better . Audrey stated that she was sorry that she was not at the venue but she had been at her nieces who had passed away . Pc Minka Agyeman explained the form 694 to Audrey and informed her that the matter would be reported to Southwark council licensing "and she signed acknowledging our visit . Pc Minka Agyeman said to Audrey " was this a ticketed event ?" Audrey said " this was a private event that should finish at 10o'clock " , Pc Minka Agyeman said " I mean did they need tickets to get in ?" , Audrey replied " no this is a private thing " Pc Minka Agyeman said " so it was invite only?" Audrey said " yes" . We then left the restaurant as i walked out of the door there was a large group of around 15 young males stood and sat to the right on the metal platform , i immediately smelt the distinct odour of cannabis, my previous experience of persons in possession of cannabis allows me as a Police Officer to identify the odour of cannabis. The smell was clearly coming from the group however i could not identify any individual smoking. We then walked down the iron stairs and through the gates where we were meet by MaleC I said" how much was it to get in tonight and how many people ?" to which he replied "£3 to get in and about 150 people", we then left the venue .

Witness Signature:

Signature Witnessed by Signature:.....

Page 2 of 2

From: Kent Lounge [REDACTED]
Sent: Tuesday, November 4, 2025 4:48 PM
To: Heron, Andrew [REDACTED]
[REDACTED]

Subject: Re: Kent Restaurant and Lounge Ltd

Dear Andrew Heron,

Trust this email finds you well.

First and foremost, I would like to apologise genuinely for what happened on last Saturday.

I would never want to jeopardise the relationship I have and continue to build with Wesley and Mark over the past few months.

ESo, last Saturday a family member asked to hire our hall section for his daughters 17th birthday special event for her friends, school mates and family members. It wasn't an open invitation to anyone. And they've decided to use her birthday to raise money for her driving licence. So, they charged themselves £3 each, and on the night, her parents were at the door to collect the money.

The dad also happened to be an SIA Registered licenced door staff as well. He was at the door with two (2) of our SIA door staffs. The dad informed me that he even spoke with Mark on the night explaining it was his daughters birthday.

We hire out the hall lounge from 6pm - 10pm with NO ALCOHOL and Food on the night. There were no displayed alcohol or beverages. They were purely water and soft drinks only.

I had no intention of circumventing any licencing conditions. Since, we have taken over Kent Restaurant and Lounge, I have always seek permission for any event relating to alcohol, food and late night. I have genuinely believe hosting these kids between normal hours of 6pm - 10pm would not count as a breach, considering there were no alcohol on display or been sold, and finishing before 10:30pm.

I hold my hands up an apologies for technicalities and misunderstanding, and my miss judgement. Henceforth, this would never ever be repeated. I am genuinely sorry for the ill judgement. As I do not want to destroy my long term gain for a short term gain. I do not want anything that would affect and jeopardise my application I've work so hard for to reach to this point.

It will never be repeated, knowing that I can no longer hire out the hall event if there's No Alcohol on Sale until I have a licence.

I would like to continue with my application.

Thanks for your patience, understanding and consideration.

Sincerely,
Audrey Straker
Director
Kent Restaurant and Lounge Ltd

516 OLD KENT ROAD LONDON SE1 5BA

152

Play Area

Marlb

+ 2.3m

Eric
Wilkins
HouseJohn Penny
House

1 to 20

1 to 43
Howson Court

541

+ 2.4m

OLD KENT RD (A2)

525

+ 2.7m

El Sub Sta



516

506 to 510

518

Malt St

Olmar St

 Southwark Maps

20 m

Scale = 1:661.500

25-Nov-2024

Meeting name:	Licensing Sub-Committee
Date:	18 December 2025
Report Title	Licensing Act 2003: Canterbury Arms, 2-4 Maddock Way, London SE17 3NH – Review
Ward(s) or groups affected:	Newington
Classification:	Open
Reasons for lateness (if applicable):	Not applicable
From:	Strategic Director of Environment, Sustainability and Leisure

RECOMMENDATIONS

1. That the licensing sub-committee considers an application made under Section 53C of the Licensing Act 2003, by the chief of police for the Metropolitan Police area, for the review of the premises licence issued in respect of the premises known as Canterbury Arms, 2-4 Maddock Way, London SE17 3NH
2. **Notes:**
 - a) The grounds for the review are stated in paragraphs 14 to 17 of this report. A copy of review application is attached as Appendix B.
 - b) A copy of the current premises licence issued in respect of the premises is attached to this report as Appendix A. A map of the local area is attached as Appendix G.
 - c) 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 summary review powers under sections 53A to 53C of the Act allow the police to trigger a fast track process to review a premises licence where the police consider that the premises are associated with serious crime or serious disorder (or both); and the licensing authority to respond by taking interim steps quickly, where appropriate, pending a full review.

KEY ISSUES FOR CONSIDERATION

The premises licence

8. The premises licence issued on 14 March 2020 in respect of the premises known as the Canterbury Arms, 2-4 Maddock Way, London, SE17 3NH allows licensable activities as follows:
 - Live music,
 - Sunday: 15:00 to 18:00
 - Recorded music,
 - Monday to Sunday: 11:00 to 23:30
 - Performances of dance,
 - Friday: 21:00 to 00:00
 - Sunday: 15:00 to 18:00

- The sale of alcohol to be consumed on and off the premises:
 - Sunday to Thursday: 11:00 to 11:00
 - Friday and Saturday: 11:00 to 00:00
- Opening Hours:
 - Monday to Thursday: 11:00 to 00:30
 - Friday and Saturday: 11:00 to 01:30
 - Sunday: 12:00 to 00:30.

9. A copy of the current premises licence is attached as Appendix A.
10. Please note that there was a typo when the licence was issued on 14 March 2020. The hours for the sale of alcohol to be consumed on and off the premises should be written in the 24-hour clock as follows:
 - The sale of alcohol to be consumed on and off the premises
 - Sunday to Thursday: 11:00 to 23:00.
11. Should any copy of the licence be sent to a licensee in the future this error will be rectified before the licence is sent out.
12. This premises licence was surrendered on 26 November 2025.

Note: It is possible for a transfer application to be applied requesting a reinstatement of the premises licence following surrender under Section 50(1)(b) of the Licensing Act 2003, if the application is submitted within 28 days from the day of surrender.

Designated premises supervisor

13. The designated premises supervisor (DPS) of the premises is Marie Ann Harrison

The review application and certificate

14. On 26 November 2025 the Metropolitan Police Service applied to this licensing authority for a summary review of the premises licence issued in respect of the premises known as Canterbury Arms, 2-4 Maddock Way, London, SE17 3NH.
15. On 26 November 2025 a Superintendent for the Metropolitan Police Service certified that in their opinion the premises are associated with serious crime, serious disorder or both.
16. The application is concerned with a serious incident that took place at the premises on 20 November 2025. The incident has taken place both inside and outside the premises, whereby a member of the public has been fatally injured following a violent altercation.

17. The grounds for the review are stated in the application as follows (verbatim):

'On 20 November the Police were called to an incident of a cardiac arrest outside of the premises, with LAS performing CPR on scene. The victim was ejected from the pub from the side entrance by one of the bar staff. The victim then argues with the suspect, before struggling with the suspect and is pushed to the ground, and the suspect then proceeds to punch victim to the head. The bar staff who initially appeared to eject the victim and suspect out from the premises then goes out and helps the victim to his feet and then leads the victim and suspect back inside the premises via the same side door. A few minutes later, after the victim is brought into the premises, he is then ejected from the premises for a second time, this through the front entrance of the premises, whereby the victim falls to the ground. Several people exit the venue to assist and a chair is brought for the victim, but he immediately falls to the ground and CPR is started on the victim at this stage.

On 21 November 2025 attempts to collect CCTV were made but the premises was closed and no contact with management could be made. Further enquiries were attempted by officers but upon inspection of the CCTV it was to be partially dismantled and offered no evidential value to the investigation. One member of the staff indicated that the person in charge of operations avoiding attention of the authorities due to being in arrears at the premises. To date no contact with the PLH or DPS has been established and it is the belief of the MPS that there is no managerial structure in place during a situation of serious crime and disorder'.

18. Copies of the review application and the review certificate are attached to this report as Appendix B.

19. Any evidence submitted in addition to this report will be made available at the hearing.

The review procedure

20. The review is currently being consulted on and a public notice is advertised at the premises for 10 days. Responsible authorities and any other persons may make representations that will then be considered at the full hearing of the licensing sub-committee at Southwark Councils Offices, 160 Tooley Street SE1 2QH.

21. Any interim steps made by the licensing sub-committee at on 27 November 2025 will cease to have effect once this review has been determined.

Representations from responsible authorities

22. At the time of the writing of this report (2 December 2025) no representations in respect of the review have been submitted by responsible authorities, however the consultation period during which representations can be submitted finishes on 10 December 2025. If any relevant representations are received during the consultation period they will be distributed to the licensing sub-committee and all relevant parties prior to the hearing to determine this review application.

Representations from other persons

23. At the time of the writing of this report (02 December 2025) no representations in respect of the review have been submitted by other persons, however the consultation period during which representations can be submitted finishes on 10 December 2025. If any relevant representations are received during the consultation period they will be distributed to the licensing sub-committee and all relevant parties prior to the hearing to determine this review application.

Operating history

24. A premises licence was issued in respect of the premises to Christine Nalty and Ashley O'Halloran on 7 October 2005. Ashley O'Halloran was the named DPS on the premises licence.
25. Following an application to vary the DPS submitted on the 7 February 2006, Christine Nalty became the DPS attached to the premises licence.
26. Following an application to vary the DPS submitted on the 20 December /2006, Paul John Peter Hogan became the DPS attached to the premises licence.
27. Following an application to vary the DPS submitted on the 12 September 2012, Michael Hurley became the DPS attached to the premises licence.
28. Following an application to vary the DPS submitted on the 23 January 2013, Patrick Paul Hennelly became the DPS attached to the premises licence.
29. On 25 January 2019, following applications to transfer the premises licence and simultaneously vary the DPS, Marie Ann Harrison became the premises licence holder and DPS attached to the premises licence.
30. On 14 March 2020 following a minor variation application the hours for licensable activities were reduced to avoid the late night levy payments.
31. On the 25 November 2025, the police informed the licensing unit that the contact details for the Licensee and DPS had changed. Statements from the police are attached to this report as Appendix C.
32. The licensing unit contacted Marie Ann Harrison on 26 November 2025 and she confirmed that she had left the premises a long time ago after a falling out with the manager. She also stated that she wanted to remove herself as the DPS and surrender the premises licence.
33. On 26 November 2025 Marie Ann Harrison surrendered the premises licence.
34. On 26 November 2025 the Metropolitan Police Service applied to this licensing authority for the summary review of the premises licence issued in respect of the premises known as the Canterbury Arms, 2-4 Maddock Way, London SE17 3N.
35. In the review application the Metropolitan Police Service suggested that, as an interim step prior to the full review hearing to take place on 18 December 2025, the premises licence issued in respect of the premises should be suspended until the full review hearing of 18 December 2025.

36. On 26 November 2025 a Superintendent for the Metropolitan Police Service certified that in the Superintendent's opinion the premises are associated with serious crime, serious disorder or both.
37. An expedited review hearing was held on 27 November 2025 to decide whether to implement the interim step suggested by the Metropolitan Police Service in their summary review application of 26 November 2025.
38. The licensing sub-committee decided to implement the interim step suggested by the Metropolitan Police Service and suspended the premises licence until the full review hearing is held on 18 December 2025. A copy of the Notice of Decision pertaining to the expedited review is included at Appendix D.
39. Details of any complaints regarding the premises received by the licensing team since 2019 are attached as Appendix E of this report.
40. Details of night time economy team visits to the premises by council officers since 2019 are provided in Appendix F.

Map

41. 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 G.

Southwark Council statement of licensing policy

42. Council assembly approved Southwark's statement of licensing policy 2021 - 2026 on 25 November 2020. The policy came into effect on 1 January 2021. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:
 - Section 3 - Purpose and scope of the policy. This reinforces the four licensing objectives and the fundamental principles upon which this authority relies in determining licence applications.
 - Section 5 - Determining applications for premises licences and club premises certificates. This explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.
 - Section 6 - Local cumulative impact policies. This sets out this authority's approach to cumulative impact and defines the boundaries of the current special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy.
 - Section 7 - Hours of operation. This provides a guide to the hours of licensed operation that this authority might consider appropriate by type of premises and (planning) area classification.
 - Section 8 - The prevention of crime and disorder. This provides general guidance on the promotion of the first licensing objective.

- Section 9 - Public safety. This provides general guidance on the promotion of the second licensing objective.
- Section 10 - The prevention of nuisance. This provides general guidance on the promotion of the third licensing objective.
- Section 11 - The protection of children from harm. This provides general guidance on the promotion of the fourth licensing objective.

43. 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.

44. 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 statement of licensing policy:

<https://www.southwark.gov.uk/sites/default/files/2024-09/Statement%20of%20Licensing%20Policy%202021-2026.pdf>

Section 182 Guidance:

[Revised guidance issued under section 182 of Licensing Act 2003 - GOV.UK](#)

Cumulative impact area (CIA)

45. The premises does not fall within a cumulative impact area (CIA).

46. The premises are situated in a residential area.

47. Under the Southwark's statement of licensing policy 2021 - 2026 the following closing times are recommended as appropriate within a Residential Area

- Public houses, wine bars or other drinking establishments:
 - Monday to Sunday: 23:00

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

Community impact statement

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

Equalities (including socio-economic) impact statement

49. This report does not result in a policy decision and each application is required to be considered upon its own individual merits with all relevant matters taken into account. In considering the recommendations of this report, due regard must be given to the public sector equality duty set out in section 149 of the Equality Act 2010. This requires the council to consider all individuals when carrying out its functions.
50. Importantly, the council must have due regard to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct; advance equality of opportunity and foster good relations between people with protected characteristics and those who do not. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The public sector equality duty also applies to marriage and civil partnership, but only in relation to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct.
51. The equalities impact statement for licensing decisions is contained within the Southwark statement of licensing Policy 2021 – 2026 at:

<https://www.southwark.gov.uk/sites/default/files/2024-09/Statement%20of%20Licensing%20Policy%202021-2026.pdf>

52. The equalities impact assessment is available at:

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

Health impact statement

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

Resource implications

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

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Assistant Chief Executive – Governance and Assurance

55. The sub-committee is asked to consider interim steps following an application to review the premises licence under Section 53A of the licensing act 2003.
56. The principles, which sub-committee members must apply, are set out below.

Principles for making the determination

57. The licensing authority must hold a hearing to consider interim steps within 48 hours of receiving an application for review of a premises licence where:
 - The application is properly made in accordance with Section 53A of the Act.
 - The licensing authority has considered the ground(s) of review to be relevant to the licensing objective for prevention of crime and disorder.
58. The four licensing objectives are:
 - The prevention of crime and disorder
 - The protection of public safety
 - The prevention of nuisance
 - The protection of children from harm.
59. Each objective must be considered to be of equal importance. The authority must, having regard to the application and any relevant representations, take such of the following steps as it considers appropriate for the promotion of the licensing objectives. The steps are to:
 - Modify the conditions of the licence by altering, omitting or adding any condition
 - Exclude a licensable activity from the scope of the licence
 - Remove the designated premises supervisor
 - Suspend the premises licence.
60. The steps will remain in place until the review application is determined at a full hearing of the licensing sub-committee.
61. The authority may decide to take no action if it finds no interim steps are appropriate to promote the licensing objectives.
62. In deciding what remedial action if any it should take, the authority must direct its mind to the causes or concerns that the representations identify. The remedial action should generally be directed at these causes and should always be no more than an appropriate and proportionate response.
63. It is of particular importance that any detrimental financial impact that may result from a licensing authority's decision is appropriate and proportionate to the promotion of the licensing objectives in the circumstances that gave rise to the application for review.

Reasons

64. Where the authority takes interim steps an application for review it must notify the determination and reasons why for making it to:
 - The holder of the licence
 - The chief officer of police for the area (or each police area) in which the premises are situated.

Hearing procedures

65. 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
 - To 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.

66. This matter relates to the review of the premises licence under section 53A of the Licensing Act 2003.

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

67. 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.

68. 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.
69. 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.
70. 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.
71. 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.
72. The sub-committee can only consider matters within the application that have been raised through representations from interested parties and responsible authorities. Interested parties must live in the vicinity of the premises. This will be decided on a case to case basis.
73. 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.
74. There is no right of appeal to a Magistrates' Court against the licensing authority's decision regarding the setting of interim steps at this stage.

Guidance

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

Strategic Director of Finance and Governance

76. 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	Southwark Licensing, C/O Community Safety and Enforcement, 160 Tooley Street, London SE1 2QH	Mrs Esther Jones Tel: 020 7525 5748
Home Office Revised Guidance to the Act		
Secondary Regulations		
Southwark statement of licensing policy		
Case file		

APPENDICES

Name	Title
Appendix A	Copy of premises licence.
Appendix B	Copies of the review application and review certificate
Appendix C	Copy of police statements re contacting licensee
Appendix D	Copy of notice of decision from 27.11.2025 (interim)
Appendix E	Complaints received since 2019
Appendix F	Night Time Economy Team visits Log since 2019
Appendix G	Map of local area and 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	2 December 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		5 December 2025

Licensing Act 2003

Premises Licence



Regulatory Services
Licensing Unit
Hub 1, 3rd Floor
PO Box 64529
London SE10 5LY

Premises licence number

871233

Part 1 - Premises details

Postal address of premises, or if none, ordnance survey map reference or description	
CANTERBURY ARMS 2-4 Maddock Way London SE17 3NH	
Ordnance survey map reference (if applicable), 531824177680	
Post town London	Post code SE17 3NH
Telephone number [REDACTED]	

Where the licence is time limited the dates

Licensable activities authorised by the licence

Live Music - Indoors
Recorded Music - Indoors
Performance of Dance - Indoors
Sale by retail of alcohol to be consumed on premises
Sale by retail of alcohol to be consumed off premises

The opening hours of the premises

For any non standard timings see **Annex 2**

Monday	11:00 - 00:30
Tuesday	11:00 - 00:30
Wednesday	11:00 - 00:30
Thursday	11:00 - 00:30
Friday	11:00 - 01:30
Saturday	11:00 - 01:30
Sunday	12:00 - 00:30

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

Sale by retail of alcohol to be consumed on premises

Sale by retail of alcohol to be consumed off premises

The times the licence authorises the carrying out of licensable activities

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

Live Music - Indoors

Sunday 15:00 - 18:00

Recorded Music - Indoors

Monday 11:00 - 23:30

Tuesday 11:00 - 23:30

Wednesday 11:00 - 23:30

Thursday 11:00 - 23:30

Friday 11:00 - 23:30

Saturday 11:00 - 23:30

Sunday 11:00 - 23:30

Performance of Dance - Indoors

Friday 21:00 - 00:00

Sunday 15:00 - 18:00

Sale by retail of alcohol to be consumed on premises

Monday 11:00 - 11:00

Tuesday 11:00 - 11:00

Wednesday 11:00 - 11:00

Thursday 11:00 - 11:00

Friday 11:00 - 00:00

Saturday 11:00 - 00:00

Sunday 11:00 - 11:00

Sale by retail of alcohol to be consumed off premises

Monday 11:00 - 11:00

Tuesday 11:00 - 11:00

Wednesday 11:00 - 11:00

Thursday 11:00 - 11:00

Friday 11:00 - 00:00

Saturday 11:00 - 00:00

Sunday 11:00 - 11:00

Part 2

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

Marie Ann Harrison

[REDACTED]

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

N/A

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

Marie Ann Harrison

[REDACTED]

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

Licence No. [REDACTED]

Authority London Borough of Southwark

Licence Issue date 14/03/2020

[REDACTED]

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

Annex 1 - Mandatory conditions

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

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

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

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

109 Alcohol shall not be sold or supplied except during permitted hours. In this condition permitted hours means the hours stated elsewhere on this licence and:

- a.On Good Friday, 1200 to 2230 hours
- b.On Christmas Day, 1200 to 1500 hours, and 1900 to 2230 hours
- c.On New Year's Eve, except on a Sunday, 1000 to 2300 hours
- d.On New Year's Eve on a Sunday, 1200 to 2230 hours
- e.On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).

The above restrictions do not prohibit;

- i)Consumption of the alcohol on the premises or the taking of sale or supply of alcohol to any person residing in the licensed premises;
- i i)The sale of alcohol to a trader or club for the purposes of the trade or club;
- iii)The sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces;
- iv)The taking of alcohol from the premises by a person residing there; or
- v)The supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by the persons so supplied; or
- vi)The supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of alcohol so supplied, if the alcohol is supplied at the expense of their employer or the person carrying on, or in charge of, the business on the premises

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

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

112 This licence allows for the premises to remain open for non standard timings as stated on the days below.

Christmas Eve until 0100 hours

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

For Provision of regulated entertainment - Live Music: until 0100 hours

122 No person under fourteen shall be in the bar of the licensed premises during the permitted hours unless one of the following applies

a. He is the child of the holder of the premises licence

b. He resides in the premises, but is not employed there

c. He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to and from which there is no other convenient means of access or egress

d. The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary. In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table-meals and alcohol is only sold or supplied to persons as ancillary to their table meals.

127 Alcohol shall not be sold or supplied unless it is paid for before or at the time when it is sold or supplied, except alcohol sold or supplied:

- a. With and for consumption at a meal supplied at the same time, consumed with the meal and paid for together with the meal;
- b. For consumption by a person residing in the premises or his guest and paid for together with his accommodation;
- c. To a canteen or mess.

310 That all doors and windows will remain closed during the regulated entertainment which is provided

311 That notices shall be displayed and announcements made requesting that customers leave the premises in a quiet and orderly manner

334 That an age identification scheme shall be established and maintained. The scheme shall require the production of evidence of age (comprising any PASS accredited card or passport or driving licence) from any person appearing to staff engaged in selling or supplying alcohol to be under the age of 18 and who is attempting to buy alcohol

340 That staff will be trained to be vigilant at all times and alert the DPS of any suspicious behaviour

341 That staff will ensure that all exits remain free of any obstructions

342 That customers will not be allowed to take their glasses outside of the premises at any time

343 That a lobby shall be constructed to provide double doors with acoustic seals to the main bar/entertainment lounge area

344 That acoustic door seals shall be fitted to all doors as to minimise noise escape from the premises

345 Where a door is used for patrons to enter or leave the premises the door will be fitted with a self-closing device and staff told to ensure that it is not propped open

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

Annex 4 - Plans - Attached

Licence No. 871233

Plan No. 1940

Plan Date 11 April 1960

PROTECTIVE MARKING

METROPOLITAN
POLICE

TOTAL POLICING

Form 693

Form for Applying for a Summary Licence Review

Application for the review of a premises licence under section 53A of the Licensing Act 2003
(premises associated with serious crime, serious disorder or both)

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 the 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.

Insert name and address of relevant licensing authority and its reference number:

Name:	Southwark Council
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Address:

160 Tooley Street

Post town:	London	Post code:	SE1 2QH
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Ref. No.:

I **PC Walter Minka Agyeman 1264AS**

on behalf of the chief officer of police for the Metropolitan Police area apply for the review of a premises licence under section 53A of the Licensing Act 2003.

1. Premises details**Postal address of premises or club premises, or if none, ordnance survey map reference or description:**

Canterbury Arms, 2-4 Mddock Way

Post town:	Southwark, London	Post code: (if known)	SE17 3NH
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2. Premises licence details**Name of premises licence holder or club holding club premises certificate (if known):**

Marie Ann Harrison

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

871233

3. Certificate under section 53A(1)(b) of the Licensing Act 2003 (Please read guidance note 1)

I confirm that a certificate has been given by a senior member of the police force for the police area above that in his opinion the above premises are associated with serious crime or serious disorder or both, and the certificate accompanies this application.

Please tick the box to confirm:

PROTECTIVE MARKING

4. Details of association of the above premises with serious crime, serious disorder or both
 (Please read guidance note 2)

On 20/11/2025, Police were called to an incident of a cardiac arrest outside of the premises, with LAS performing CPR on scene. The victim was ejected from the pub from the side entrance by one of the bar staff. The victim then argues with the suspect, before struggling with the suspect and is pushed to the ground, and the suspect then proceeds to punch victim to the head. The bar staff who initially appeared to eject the victim and suspect out from the premises then goes out and helps the the victim to his feet, and then leads the victim and suspect back inside the premises via the same side door. A few minutes later, after the victim is brought into the premises, he is then ejected from the premises for a second time, this this through the front entrance of the premises, whereby the victim falls to the ground. Several people exit the venue to assist and a chair is brought for the victim, but he immediately falls to the ground and CPR is started on the victim at this stage.

On 21/11/2025, attempts to collect CCTV were made but the premises was closed and no contact with management could be made. Further enquiries were attempted by officers but upon inspection of the CCTV it was found to be partially dismantled and offered no evidential value to the investigation. One member of the staff indicated that the person in charge of operations avoiding attention of the authorities due to being in arrears at the premises. To date no contact with the PLH or DPS has been established and it is the belief of the MPS that there is no managerial structure in place during a situation of serious crime and disorder.

Signature of applicant

Signature:		Date:	24/11/2025
Capacity:	Police Constable		

Contact details for matters concerning this application

Surname:	Minka Agyeman	First Names:	Walter
Address:			
323 Borough High Street			
Post town:	London	Post code:	SE1 1JL
Tel. No.:	02082172016	Email:	P252253@met.police.uk

Notes for guidance

1. A certificate of the kind mentioned in the form must accompany the application in order for it to be valid under the terms of the Licensing Act 2003. The certificate must explicitly state the senior officer's opinion that the premises in question are associated with serious crime, serious disorder or both.
 Serious crime is defined by reference to section 81 of the Regulation of Investigatory Powers Act 2000. In summary, it means:
 - conduct that amounts to one or more criminal offences for which a person who has attained the age of eighteen and has no previous convictions could reasonably be expected to be sentenced to imprisonment for a term of three years or more; or
 - conduct that amounts to one or more criminal offences and involves the use of violence, results in substantial financial gain or is conduct by a large number of persons in pursuit of a common purpose.
 Serious disorder is not defined in legislation, and so bears its ordinary English meaning.
2. Briefly describe the circumstances giving rise to the opinion that the above premises are associated with serious crime, serious disorder, or both.

Certificate under Section 53A(1)(b) of the Licensing Act 2003

Metropolitan Police Service | New Scotland Yard | Victoria Embankment | London | SW1A 2JL

I hereby certify that in my opinion the premises described below are associated with:
Serious Crime

Premises (Include business name and address and any other relevant identifying details):

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

Canterbury Arms Public House - 2-4 Maddock Way, London SE17 3NH

Post town:	Southwark	Post code: (if known)	SE17 3NH
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Premises licence number (if known):

871233

Name of premises supervisor (if known):

Catherine Sheridan





I am a Superintendent in the Metropolitan Police Service.

*Insert rank of officer giving the certificate, which must be superintendent or above.

I am giving this certificate because I am of the opinion that other procedures under the Licensing Act are inappropriate in this case because:

(Give a brief description of why other procedures such as a standard review process are thought to be inappropriate, e.g. the degree of seriousness of the crime and/or disorder, the past history of compliance in relation to the premises concerned)

This incident is in relation to a live murder investigation. The details on this certificate are limited in nature owing to the sensitivity of the ongoing investigation.

The incident has taken place both inside and outside the premises, whereby a member of the public has been fatally injured following a violent altercation.

There is a serious concern as to the actions taken by staff at the venue both directly and indirectly relating to the incident. Despite being aware of the incident and one member of staff being actively involved in the incident, it is currently believed that no call to police was made by staff at the venue.

Despite having a full CCTV system available at the venue, upon request for the CCTV, it has become clear to officers that the system was not operating correctly and appears that the system hard drive had been disconnected, thus preventing recordings from being stored. This will greatly hamper the investigation of any crime or disorder at the venue.

A detective inspection from the MPS Specialist Crime team has attended the venue and noted several serious concerns regarding the management of the venue. They noted that the owner of the venue was currently in hiding owing to financial arrears and has very limited control over the venue at present. Furthermore, they noted that the electrical wiring behind the bar appeared to be a serious health and safety risk.

Furthermore, basics checks on the venue's address on police systems reveal multiple reports of criminality and anti-social behaviour linked to the venue in the last 12 months.

I have considered authorising a standard review of the premises license, however do not feel that this is appropriate given the urgent concerns raised in regards to the venue.

The incident is so serious and the actions taken by staff at the venue considered of great concern, that I recommend this case is put before a licensing committee as soon as possible for measures to be put in place to address the concerns raised. Given the circumstances, I recommend an immediate suspension of the premises licence.

It is my view that such critical failings and poor management of the venue constitute the ongoing risk of serious crime.

Signature

Signature:		Date:	26/11/2025
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RESTRICTED (when complete)

MG11C

WITNESS STATEMENT

Criminal Procedure Rules, r 27. 2; Criminal Justice Act 1967, s. 9; Magistrates' Courts Act 1980, s.5B

URN

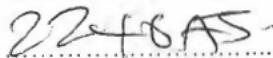
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Statement of: PC Mark Lynch 2246AS

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

This statement (consisting of 2 page(s) each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it anything which I know to be false, [REDACTED] believe to be true.

Witness Signature:



Date: 21/03/2025

I have been a Police Officer 20 years to which the last 7 years I have been attached to the Southwark Police Licensing and Night time economy team in the role of licensing officer.

This statement is made in regards to an incident to which occurred at The Canterbury Arms 2-4 Maddock Way SE17 3NH

On Tuesday 25th November 2025 I was on duty and was making enquiries in regards to locating the Premises Licence holder and designated premises supervisor of the venue called The Canterbury Arms 2-4 Maddock Way SE17 3NH Marie Ann Harrison date of birth [REDACTED] was aware that Southwark council did not hold contact details on their systems for Ms Harrison and so I carried out intelligence checks using Metropolitan Police systems and located an address. I then asked my colleague Pc Maria O'Mahoney to attend the home address to confirm Ms Harrison resided and obtain contact details to Pc O'Mahoney obtained a contact telephone number to which she later confirmed with Mrs Harrison that this was the correct number to contact her on. Ms Harrison also confirmed that she no longer had an interest in The Canterbury arms and wished to surrender the licence. I then informed Principal licensing officer Jayne Tear of the new contact details and that Ms Harrison wished to surrender the licence.

Witness Signature:



Signature Witnessed by Signat[REDACTED]

Page 1 of 1

RESTRICTED (when complete)

MG11C

WITNESS STATEMENT

Criminal Procedure Rules, r 27. 2; Criminal Justice Act 1967, s. 9; Magistrates' Courts Act 1980, s.5B

URN

Statement of: PC Maria O'MAHONEY 2321AS

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

This statement (consisting of 2 page(s) each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it anything which I know to be false, or do not believe to be true.

Witness Signature: *2321AS* Date: 26/11/2025

I am a Police Constable attached to the Nighttime Economy Team (NTET) and as part of my duties I check Licensed Premises in the Borough of Southwark.

On Tuesday the 25th November 2025 PC Mark LYNCH 2246AS asked if I could locate Ann HARRISON date of birth [REDACTED] who resides at [REDACTED] as he needed to speak to her regarding an incident that had occurred at CANTERBURY ARMS 2-4, Canterbury Arms, Maddock Way, SE17 3NH as she is shown to be the Premises Licence Holder and the Designated Premises Supervisor.

At 1510 hours I attended [REDACTED] and spoke to [REDACTED] who told me that Ann HARRISON was at work at [REDACTED] and he gave me her mobile telephone number [REDACTED] but stated that she doesn't always answer it when she is at work.

I made my way to [REDACTED] where Ann HARRISON was working. I explained to her that PC Mark LYNCH was trying to contact her as she is registered as the Licence Holder and the Designated Premises Supervisor for the CANTERBURY ARMS Maddock Way. Ms HARRISON confirmed that she had received a telephone call but as she did not recognise the number she didn't answer it. Ms HARRISON then informed me that she had not had anything to do with the CANTERBURY ARMS since herself and the manager [REDACTED] [REDACTED] had had an argument approximately 18 months ago. She stated that two days after the argument she had telephoned Southwark Council Licensing requesting that she be removed as the PLH and DPS and has not had anything to do with the premises since.

At 15:50 hours I wrote down Ann HARRISON's statement in my pocketbook. I then offered it to Ms HARRISON to read and sign as she agreed it was an accurate account of what she had told me. At 15:59 Ms HARRISON signed my notes which I exhibit as MVO/1.

Witness Signature: *2321AS*

Signature Witnessed by Signature:

Page 1 of 1



NOTICE OF DECISION

LICENSING SUB-COMMITTEE – 27 NOVEMBER 2025

SECTION 53B LICENSING ACT 2003: CANTERBURY ARMS, 2-4 MADDOCK WAY, LONDON, SE17 3NH

Decision

That as an interim step to promote the licensing objectives, pending the determination of the review application in respect of the premises known as Canterbury Arms, 2-4 Maddock Way, London SE17 3NH at the full hearing, to be held on 18 December 2025, the licence be suspended.

Reasons

This was an application for a summary review of the premises licence made by the Metropolitan Police Service in respect of the premises known as Canterbury Arms, 2-4 Maddock Way, London SE17 3NH and whether any interim step should be imposed under Section 53B of the Licensing Act 2003 to promote the licensing objectives, pending the determination of the review application under Section 53C of the Licensing Act 2003.

The licensing sub-committee heard from the licensing officer who advised that on 26 November 2025 a Superintendent for the Metropolitan Police Service certified that, in their opinion, the premises are associated with serious crime.

The officer also informed the sub-committee that on the same day, 26 November 2025, she spoke with the premises licence holder (PLH)/designated premises supervisor (DPS) on the telephone. The PLH/DPS informed the officer that they had not worked at the premises for at least 18 months and wrongly believed they had surrendered the premises licence at the time. This was not the case, so they formally surrendered the premises licence in writing after the telephone call.

The licensing sub-committee heard from the representative for the Metropolitan Police Service, who advised that on 20 November 2025 at 12:50 the Police were called to an incident of a cardiac arrest outside of the premises, with the London Ambulance Service performing CPR on scene.

CCTV from a neighbouring shop showed that the victim had been ejected from the premises via a side entrance by one of the bar staff. The victim and the suspect were arguing when a struggle ensued and the victim was pushed to the ground by the suspect, who then punched the victim to the head. The bar staff assisted the victim to his feet and led both the victim and suspect back into the premises via the side door. A few minutes later, the victim was ejected from the premises again through the front entrance of the premises. It was at this point when the victim fell to the ground. Several people exited the premises to assist the victim, and a chair was brought for the victim, who immediately fell to the ground. CPR was started then started on the victim.

The victim was subsequently taken to hospital, but died the following day.

NOTICE OF DECISION - LICENSING SUB-COMMITTEE – 27 NOVEMBER 2025

On 21 November 2025 the police made attempts to collect CCTV from the premises, which was found to be closed, and no contact could be made with the premises management. When the police gained access to the premises to inspect the CCTV, there was a full working system at the premises, but this had been partially dismantled (with connection cables disconnected) and was of no evidential value to the investigation.

A member of staff indicated that to the police that the person in charge of premises was trying to evade authorities due to arrears at the premises.

The police sought a suspension of the premises licence pending the determination of the review application, the PLH and DPS operated in name only at the premises. No proper management structure was in place and the "manager" fled the premises and cannot be contacted.

No one for the premises attended the hearing, nor were they represented.

Although the PLH has now formally surrendered the premises licence, by virtue of Section 50(1)(b) of the Licensing Act 2003, the licence could technically be reinstated and transferred to another party. For this reason, the licensing sub-committee unanimously agreed to suspend the licence.

The licensing sub-committee concluded that the suspension was necessary and proportionate to promote the licensing objective of the prevention of crime and disorder and no other available option would be appropriate at this time. This was due to the seriousness of the incident, the breaches of licence conditions on this occasion, and the previous operating history of the premises.

Appeal rights

There is no right of appeal to a Magistrates' Court against the licensing authority's decision at this stage.

The premises licence holder may make representation against any interim steps imposed and a hearing to consider the representation will be held within 48 hours of receipt of the representation. The holder of the premises licence may only make further representations if there has been a material change in circumstances since the authority made its determination.

Any representation should be in writing and cannot be received outside of normal office hours.

Issued by the Constitutional Team on behalf of the Assistant Chief Executive – Governance and Assurance

Date: 27 November 2025

Complaints - Canterbury Arms, 2-4 Maddock Way, London, SE17 3NH

REF	DATE REC.	FROM	COMPLAINT
C/901444	23/ 5/2019	REFERRED BY SASBU FROM A RESIDENT	A resident in the locality of the pub reported that after the pub is closed especially on weekends, the punters loiter outside for 2 hours sometimes causing a noise disturbance.
C/926270	29/ 5/2020	ANONYMOUS	Noise - Other Unidentified - NR: Resident called to report that Canterbury Arms pub on Cooks Road is opened and they are making so much noise. Kindly look into this.
C/928990	30/ 6/2020	RESIDENT	Customers from the canterbury arms pub, [REDACTED], [REDACTED] are leaving half drunk pints, litter, broken glasses and bottles on the staircase of maddock way flat s. I suspect they are also urinating at the bottom of the staircase as there is a strong smell of urine.
C/929640	9/ 7/2020	RESIDENT	On the 8th of July at around 11:55pm one of the customers at the pub became angry and kicked in two windows and kicked down the side entrance. He was arguing with other customers at the pub
C/930040	14/ 7/2020	REFERRED BY SASBU FROM A RESIDENT	The often foul profanities from the regular clientele who frequent and congregate outside the venue can be really appalling and I have to keep my windows closed, even in the hottest of weathers (during our conversation I gave you a number of examples which I will not repeat here). I think the liberal use of profanities outside the pub, where there are often groups of children going to and from the library is quite dreadful, but no-one seems to care. There are also groups of teenagers who hang around the tables outside the premises, riding their illegal electric scooters so fast, that a few people have been nearly knocked over. The manager, [REDACTED] has recently acquired two commercial vehicles, which he appears to park with impunity for many days in parking bays and on yellow lines without any permits displayed in the windows (they are being used as some form of advertising – see pictures). I have also been warned by someone who uses the pub that things will get worse, as the manager lets customers do whatever they like, including taking narcotics as well as dealing. The same situation happened at his previous public house, The Robert Peel in Langdale Close SE17 3UF, where a man was stabbed to death in February 2018. From my [REDACTED], and in broad daylight, I have witnessed a number of violent incidences, once with a drunken or narcotic-induced man punching two women in the face. The police have been called on some occasions when the situation has got out of hand. Whilst individually these may seem small incidents, it is the frequency with which they occur that is depressing. It says something that in summer, I pray for rain so that the pub is empty. I am not the only one on the [REDACTED] who feel like this, also having to close their windows because of the loud shouting and swearing, and have expressed that they are sorry for me that I have to put up with it. Some may say that the pub provides a public service, but not if residents feel intimidated by the number

			people that have a problem with alcohol hanging around there, a lot of whom do not come from the estate anyway. I cannot help but feel that the community would be better served by the 3-bedroom flat above the pub being reallocated as a proper family home, and the pub itself could easily be converted to a 2-bedroom home. If you would like to speak with me (or some of my neighbours) further on this, please contact me on the number below to arrange a suitable time
C/930699	22/ 7/2020	REFERRED BY E.E FROM A RESIDENT	Please can you help me, I having problem with a stairwell next to the Canterbury Arms pub on Cook's Road, the customers are using Maddock way as a toilet, whiles they standing outside the pub having their drinks, I have asked a pub staff, to please put up a notice asking drinkers not to use the under stairs of the block as a toilet, they said they would tell the owner, but unfortunately nothing has changed, and we're getting this complaint daily, could you please go and have a word.
C/953166	8/ 6/2021	RESIDENT	Hi there to how it may con sine. is a pub [REDACTED] on the [REDACTED] [REDACTED]. i sust wont to no if they are a lond to may mucie from 12mid nite. and if they have a liensing from that late. and may i say thank you for reading my email.

Canterbury Arms, 2-4 Maddock Way, London, SE17 3NHNight Time Economy Team (NTET) Log of visits

adate	desc	aofficer	adtext
24/05/2019	19:56 NTE Visit	Farhad Chowdhury	24/ 5/2019 19:56 FRC Met manager [REDACTED] advised of complaint received from local residents about his customers loitering outside past closing hours. He says he operates within his licence hours and they are not his customers they are people passing by who sit on his benches outside. He said he shuts at 11pm weekdays and 1:30am weekends, he says at 12:30am people are all gone. He lives at the [REDACTED] [REDACTED] of flats, he cannot see who is outside the pub after closing. The manager appeared intoxicated and under influence of alcohol he appeared to be sick he had injuries to his face and body.
10/08/2019	23:30 NTE Visit	Charlie Jerrom	Visit to the premises with Farhad Chowdhury, we carried out observations and noticed 2 people outside smoking one had a glass of beer, they were both sat on the bench directly outside the main entrance. Noise was not audible and the surrounding areas were silent. Action Append to APP complaint
25/08/2019	00:42 NTE Visit	Farhad Chowdhury	25/ 8/2019 00:42 FRC all closed all quiet nobody outside.
06/12/2019	22:35 NTE Visit	Charlie Jerrom	Visit to the premises with Tracy McCarthy, we introduced ourselves to the manager and explained we was there due to the application for a minor recently submitted being incorrect. I advised the manager to contact the admin team to correct any mistakes on the form. Action: Append to APP
16/04/2020	16:05 NTE Visit	Jayne Tear	16/ 4/2020 16:05 JMT - Premises closed atov - sign up on premises re ordering deliveries see attached photos
18/07/2020	18:00 NTE Visit	Justin Williams	Attended premises spoke to Mr [REDACTED] about recent complaints from local residents about behaviour from patrons and social disorder in the area. Mr [REDACTED] explained that those people were not his patrons and that they purchase alcohol from the local off licence. He denied that there were issues with public nuisance and disorder, he explained that the person complaining is a professional complainer. I asked Mr [REDACTED] had CCTV at the front of the premises he said he did which he showed me. I advised him he should get some more CCTV to cover the front area to keep a record of anyone who is loitering in the area who are not his customers. I also advised him to keep a log of this to protect himself from any complaints so he can

			prove that anyone loitering in the area was not his customers. I asked Mr [REDACTED] what is the maximum amount of people he has outside he said 20-25 people. I suggested to him that when it gets very noisy perhaps he should reduce the amount of people outside to mitigate against the effect of public nuisance. Mr [REDACTED] said this is something he will look into. No issued observed.
29/08/2020	19:55 NTE Visit	Justin Williams	7:55pm Canterbury Arms Maddock Way: A few patrons outside during time of visit, no issues or public nuisance observed.
02/09/2020	7:55pm NTE Visit	Justin Williams	A few patrons outside during time of visit, no issues or public nuisance observed.
12/09/2020	20:40 NTE Visit	Justin Williams	I observed four patrons outside during time of visit, no issues or public nuisance observed. I popped my head into the premises the premises was trading not a lot of patrons inside.
13/05/2022	19:10 NTE Visit	Richard Kalu	Visit to premises with Farhad Chowdhury (Principal Health & Safety Environmental Health Officer). X6 males outside the premises with X2 very large dogs speaking very loudly. There was a very strong smell of cannabis coming from the general direction of the males. No alcohol was witnessed being consumed externally however the males appeared to be intoxicated. Due to Health & Safety concerns myself and Farhad Chowdhury did not enter the premises. A dynamic risk assessment was undertaken and it was felt that it would be unsafe to enter and carry out an inspection at the premises at this time.
30/06/2023	19:06 NTE Visit	Ray Moore	Full inspection with PC Maria O'MAHONEY. No copy of the premises license available, (section 57); Condition 122 – no one under 14 allowed in bar during licensed hours.... Very young person (under 10 sat in bar playing on phone when we arrived but quickly left. [REDACTED] wasn't aware of this condition and believed that under 14s weren't allowed in after 8pm and pointed to a notice to that effect. Condition 311 – no notice about customers leaving the bar quietly. Letter to follow.
15/09/2023	NTE Visit	Ray Moore	20:25hrs – spoke with [REDACTED] (manager) about 4 years' worth of unpaid licensing fees... totalling £720. He claimed to find the online / phone payment system difficult. Explained process and advised to get help from friend if unsure. Written advice and notice given on these matters. He asked about condition 122 preventing under 14 year olds from being in the bar – he states he wants it to be a family friendly pub. Noticed a burger van parked on the highway to the front of the premises, not open. 20:41hrs – left the premises

11/10/2024	22:35 NTE Visit	Wesley McArthur	22:35: I entered the premises with P.C. Maria O'Mahoney to do a joint visit. On entering the premises I note a few individuals known to me locally, but they hadn't observed me. I conducted a dynamic risk assessment, and as P.C. O'Mahoney was in a visible police stab vest with BWV, I decided to leave the premises for H&S reasons. I got P.C. Tim Porter (who was waiting in their car) to assist PC O'Mahoney. When both PC's returned, P.C. O'Mahoney stated that the premises' manager had shown her alleged machete marks at the premises, from the incident in question. P.C. O'Mahoney stated that the manager had called the police four times (and that police records indicate that this is the case), but that a crime number hadn't been generated – reason unknown. P.C. O'Mahoney will be retrieving the CCTV from the premises and following up the incident next week.
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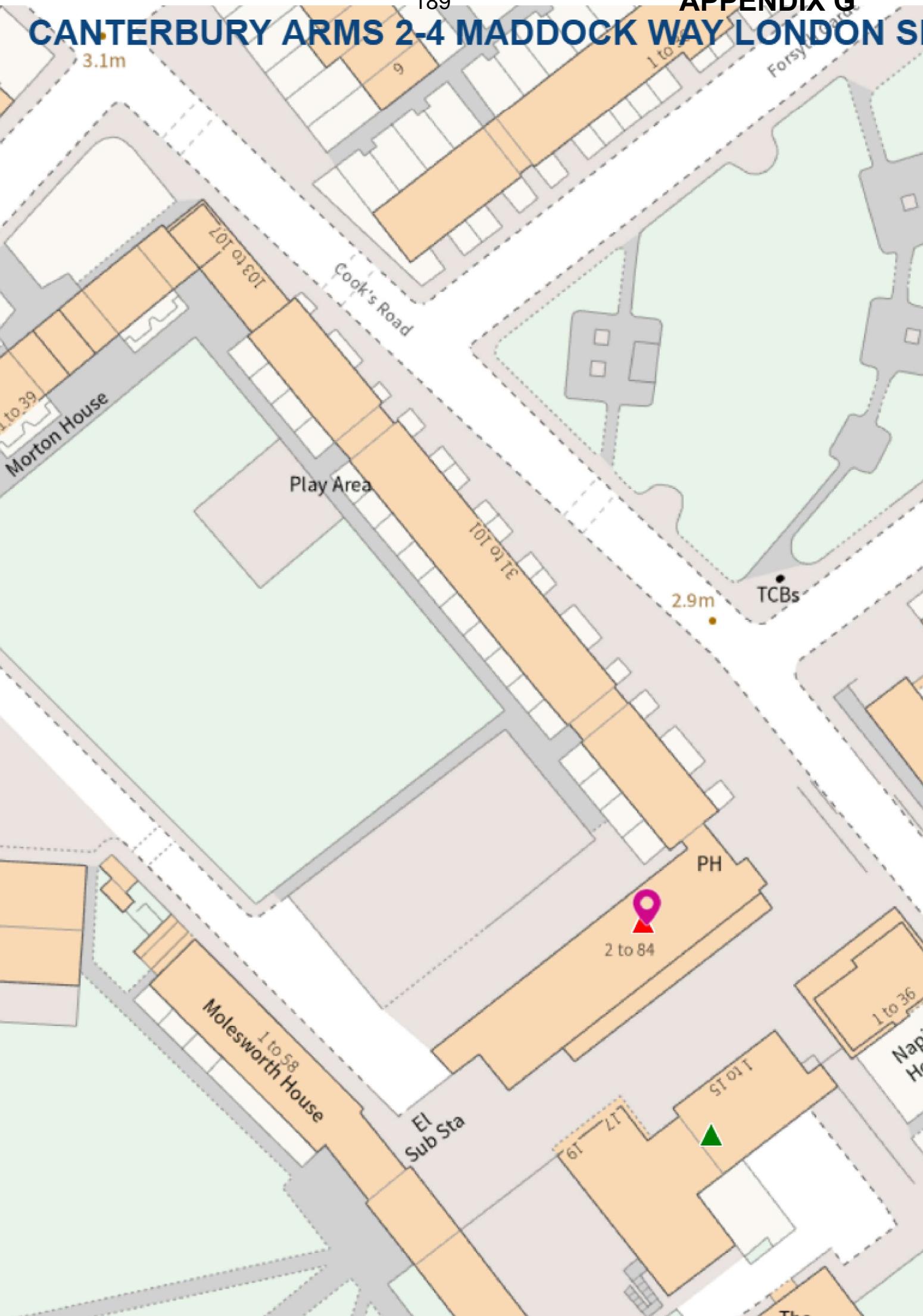
CANTERBURY ARMS 2-4 MADDOCK WAY LONDON SE

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CANTERBURY ARMS 2-4 MADDOCK WAY LONDON SE



Licensed Premises shown on Map

Londis, 1-3 Maddock Way, London, SE17 3NH, licensed for:

- Sale by retail of alcohol to be consumed off the premises:
 - Monday to Sunday 07:00 – 22:00
- Opening times:
 - Monday to Sunday 07:00 – 22:00

Consumers Food & Wine Stores, 8 Maddock Way, London SE17 3NH, licensed for:

- Sale by retail of alcohol to be consumed off the premises:
 - Monday to Saturday 08:00 – 23:00, Sunday 10:00 – 22:30

LICENSING SUB-COMMITTEE DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2025-26

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

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Councillor Kath Whittam	1	Charlotte Precious, legal team			
Reserve		Andrew Heron, licensing team			
Councillor Margy Newens	1	Jayne Tear, licensing team			
		Wesley McArthur, licensing team			
		Raymond Binya, environmental protection team			
		P.C. Walter Minka Agyeman			
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