

Licensing (Urgency) Sub-Committee

Thursday 28 May 2026

10.00 am

Online/Virtual

Membership

Councillor Renata Hamvas
Councillor Jane Salmon
Councillor Kath Whittam

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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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: 22 May 2026



Licensing (Urgency) Sub-Committee

Thursday 28 May 2026
10.00 am
Online/Virtual

Order of Business

Item No.	Title	Page No.
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PART A - OPEN BUSINESS

1. ELECTION OF CHAIR

To elect the chair for this meeting.

2. APOLOGIES

To receive any apologies for absence.

3. CONFIRMATION OF VOTING MEMBERS

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

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

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

5. DISCLOSURE OF INTERESTS AND DISPENSATIONS

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

6. LICENSING ACT 2003: KFC, BASEMENT AND GROUND FLOOR, 128-132 BOROUGH HIGH STREET SE1 1LB - TEMPORARY EVENT NOTICE 1 - 48

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

PART B - CLOSED BUSINESS**EXCLUSION OF PRESS AND PUBLIC**

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

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

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

Date: 22 May 2026

Meeting Name:	Licensing (Urgency) Sub-Committee
Date:	28 May 2026
Report title:	Licensing Act 2003: KFC, Basement and Ground Floor, 128-132 Borough High Street SE1 1LB - Temporary Event Notice
Ward(s) or groups affected:	Borough and Bankside
Classification:	Open
Reason for lateness (if applicable):	Not applicable
From:	Strategic Director of Environment, Sustainability and Leisure

○

RECOMMENDATION

1. That the urgency licensing sub-committee decide whether or not to issue a counter notice in respect of temporary event notice (TEN) 889099, served by Mr Surya Teja Patcha, with regards to event to be held at KFC, Basement and Ground Floor, 128-132 Borough High Street SE1 1LB on 30 May 2026 01:00hrs to 03:00hrs and 31 May 2026 01:00hrs to 03:00hrs.

BACKGROUND INFORMATION

The Licensing Act 2003

2. On 24 November 2005 the Licensing Act 2003 came into effect establishing a licensing regime for the following licensable activities:
 - a) The retail sale of alcohol
 - b) The supply of alcohol to club members or on behalf of a club
 - c) The provision of regulated entertainment
 - d) The provision of late night refreshments.
3. The Act established a process for the giving of “temporary event notices” (TENS).

4. Amendments to the Licensing Act 2003 were brought about by way of the Police Reform and Social Responsibility Act 2011 as of 25 April 2012.
5. A premises user may serve a TEN, where it is proposed to use the premises concerned to provide one or more licensable activities for a period not exceeding 168 hours for less than 500 persons.
6. A person holding a personal license issued under the Act may serve up to 50 TENs in a calendar year. Non personal licence holders may serve up to five TENs in the same period. No premises may be used for more than 15 TENs in a calendar year or for more than 21 days in a calendar year.
7. No premises may be used for temporary events that are less than 24 hours apart.
8. The police or environmental health authority may intervene to prevent such an event taking place or agree a modification of the proposed arrangements, and their intervention may in some cases result in the licensing authority imposing conditions on a TEN.
9. If the police or environmental health team believe that allowing the premises to be used in accordance with the TEN will undermine the licensing objectives, they must give the premises user and the licensing authority an objection notice. This must be given within three working days of the receipt of the TEN.
10. A TEN does not relieve the premises user from any requirements under planning law for appropriate planning permission where it is required.
11. The police or environmental health may contact the premises user to discuss their objections and attempt to come to an agreement which will allow the proposed licensable activities to proceed. The TEN can be modified. If there is no agreement, the licensing authority must hold a hearing to consider the notice.
12. If the licensing authority receives an objection notice from the police or environmental health that is not withdrawn, it must (in the case of a standard TEN only) hold a hearing to consider the objection (unless all parties agree that this is unnecessary). The licensing committee may decide to allow the licensable activities to go ahead as stated in the notice. If the notice is in connection with licensable activities at licensed premises, the licensing authority may also impose one or more of the existing licence conditions on the TEN if it considers that this is appropriate for the promotion of the licensing objectives. If the authority decides to impose conditions, it must give notice to the premises user which includes a statement of conditions, and provide a copy to each relevant party. Alternatively, it can decide that the event would undermine the licensing

objectives and give a counter notice. This prohibits the event from taking place.

KEY ISSUES FOR CONSIDERATION

The temporary event notice

13. On 14 May 2026 a temporary event notice was served Mr Surya Teja Patcha, with regards to event to be held at KFC Basement and Ground Floor, 128-132 Borough High Street SE1 1LB on 30 May 2026 01:00hrs to 03:00hrs and 31 May 2026 01:00hrs to 03:00hrs. A copy of the TEN application is attached to this report as Appendix A.
14. The TEN is summarised as follows:
 - To permit late night refreshment on 30 May 2026 01:00hrs to 03:00 hrs and 31 May 2026 01:00hrs to 03:00hrs. The maximum number of people expected at any one time at the premises is 25.

The objection notice

15. On 19 May 2026, the environmental protection team served an objection in respect of the TEN on the grounds of the public nuisance.
16. The EPT state that since mid-April 2026, there has been a significant increase in regularity of TENs applied for this premises with opening extending into the early hours of the following morning for six weekends in a row. This TEN seeks later opening for the seventh weekend in a row.
17. Southwark's licensing team and EPT received a complaint from neighbouring residents on 14 May 2026 regarding the extended opening hours and the TENs granted at this premises. The complaint alleges the public nuisance issues being caused from the TEN events in the form of: repeated late-night noise disturbance from staff activity, customer activity, deliveries and operations, persistent cooking and frying oil fumes escaping into residential areas, including bedrooms. They also noted that a recent planning application to extend the opening hours at the site was refused on 24 December 2025. The reasons for refusal related to both noise and air quality (odour). A Copy of the EPT objection is attached to this report in Appendix C.

TENs History

18. The following is a list of TENs from the past 12 months:

Applicant	Dates	Activities	Counter Notice
Raghavender Goud Malgari	13/12/2025 to 14/12/2025 From 01:00 to 04:00	Late Night Refreshment 50 persons	No
Raghavender Goud Malgari	20/12/2025 to 21/12/2025 From 01:00 to 04:00	Late Night Refreshment 50 persons	No
Raghavender Goud Malgari	27/12/2025 to 28/12/2025 From 01:00 to 04:00	Late Night Refreshment 50 persons	No
Raghavender Goud Malgari	01/01/2026 to 01/01/2026 From 00:00 to 04:00	Late Night Refreshment 50 persons	No
Rahul Talluri	17/04/2026 to 19/04/2026 From 01:00 to 03:00	Late Night Refreshment 25 persons	No
Rahul Talluri	24/04/2026 to 25/04/2026 From 01:00 to 03:00	Late Night Refreshment 25 persons	No
Rahul Talluri	01/05/2026 to 02/05/2026 From 01:00 to 03:00	Late Night Refreshment 25 persons	No
Rahul Talluri	08/05/2026 to 09/05/2026 From 01:00 to 03:00	Late Night Refreshment 25 persons	Yes

Applicant	Dates	Activities	Counter Notice
Rahul Talluri	09/05/2026 to 10/05/2026 From 01:00 to 05:00	Late Night Refreshment 25 persons	No
Surya Teja Patcha	16/05/2026 to 17/05/2026 From 01:00 to 03:00	Late Night Refreshment 25 persons	No
Surya Teja Patcha	23/05/2026 to 24/05/2026 From 01:00 to 03:00	Late Night Refreshment 25 persons	No

Premises history

19. The current licence has been in place since May 2018. The licence has not been altered since it was first issued.
20. A complaint was received in May 2026. Southwark's Licensing Team & EPT received a complaint from neighbouring residents on 14 May 2026 regarding the extended opening hours and TENs granted at this premises. The complaint alleges the public nuisance issues being caused from the TEN events in the form of repeated late-night noise disturbance from staff activity, customer activity, deliveries and operations, persistent cooking and frying oil fumes escaping into residential areas, including bedrooms.

Premises licence

21. The premises holds a premises licence (862507) for late night refreshment (indoors and outdoors) Sunday to Thursday 23:00hrs to 00:00hrs, and Friday and Saturday 23:00hrs to 01:00hrs. A copy of the current licence is available for information in Appendix B.

Licensing visit history

22. There has not been any visits from the licensing unit in the past 24 months.

The local area

23. A map of the local area is attached as Appendix D. There are licensed premises in the immediate vicinity:

Swift Bar, 66-70 Borough High Street, London SE1 1XF

- Films - Indoors and Outdoors:
 - Sunday to Thursday: 07:00 to 23:00
 - Friday & Saturday: 07:00 to 00:00
- Live Music - Indoors:
 - Sunday to Thursday: 07:00 to 23:00
 - Friday & Saturday: 07:00 to 00:00
- Recorded Music - Indoors:
 - Sunday to Thursday: 07:00 to 23:00
 - Friday & Saturday: 07:00 to 00:00
- Late Night Refreshment - Indoors and Outdoors:
 - Friday & Saturday: 23:00 to 00:00
- Sale of alcohol to be consumed on the premises:
 - Sunday to Thursday: 07:00 to 23:00
 - Friday & Saturday: 07:00 to 00:00

Sainsbury's Local 116-126 Borough High Street London SE1 1LB

- Late Night Refreshment - Indoors:
 - Monday to Sunday: 23:00 to 00:00
- Sale of alcohol to be consumed off the premises:
 - Monday to Sunday: 06:00 to 00:00

**Belushis & St Christophers Village 161-165 Borough High Street
London SE1 1HR**

- Films:
 - Sunday to Thursday: 07:00 to 03:00
 - Friday & Saturday: 07:00 to 04:00
- Indoor Sporting Event:
 - Sunday to Thursday: 07:00 to 03:00
 - Friday & Saturday: 07:00 to 04:00
- Live Music:
 - Sunday to Thursday: 07:00 to 03:00
 - Friday & Saturday: 07:00 to 04:00
- Recorded Music:
 - Sunday to Thursday: 07:00 to 03:00
 - Friday & Saturday: 07:00 to 04:00
- Performance of Dance:
 - Sunday to Thursday: 07:00 to 03:00
 - Friday & Saturday: 07:00 to 04:00
- Entertainment Similar to Live/Recorded Music:
 - Sunday to Thursday: 07:00 to 03:00
 - Friday & Saturday: 07:00 to 04:00
- Late night refreshment:
 - Sunday to Thursday: 23:00 to 03:00
 - Friday & Saturday: 23:00 to 04:00
- Sale of alcohol to be consumed on the premises:
 - Sunday to Thursday: 07:00 to 02:00
 - Friday & Saturday: 07:00 to 03:00
- Sale of alcohol to be consumed on the premises:
 - Sunday to Thursday: 07:00 to 02:00
 - Friday & Saturday: 07:00 to 03:00

The Blue Maid 173 Borough High Street London SE1 1HR

- Live Music - Indoors:
 - Monday to Saturday: 11:00 to 00:00
 - Sunday: 12:00 to 00:00
- Recorded Music - Indoors:
 - Monday to Saturday: 11:00 to 00:00
 - Sunday: 12:00 to 00:00
- Performance of Dance - Indoors:
 - Monday to Saturday: 11:00 to 00:00
 - Sunday: 12:00 to 00:00
- Entertainment Similar to Live/Recorded Music - Indoors:
 - Monday to Saturday: 11:00 to 00:00
 - Sunday: 12:00 to 00:00
- Late night refreshment - Indoors:
 - Monday to Sunday: 23:00 to 00:00
- Sale of alcohol to be consumed on the premises:
 - Monday to Saturday: 11:00 to 00:00
 - Sunday: 12:00 to 00:00
- Sale of alcohol to be consumed off the premises:
 - Monday to Saturday: 11:00 to 00:00
 - Sunday: 12:00 to 00:00

Runway East Limited 150-154 Borough High Street London SE1 1LB

- Sale of alcohol to be consumed on the premises:
 - Monday to Sunday: 12:00 to 23:45

Marlborough Sports Garden 11-25 Union Street London SE1 1SD

- Plays – Indoors and Outdoors:
 - Monday to Saturday: 09:00 to 21:00
 - Sunday: 11:00 to 21:00
- Films – Indoors and Outdoors:
 - Monday to Saturday: 09:00 to 21:00
 - Sunday: 11:00 to 21:00
- Live Music – Indoors and Outdoors:
 - Monday to Saturday: 09:00 to 21:00
 - Sunday: 11:00 to 21:00
- Recorded Music – Indoors and Outdoors:
 - Monday to Saturday: 09:00 to 21:00
 - Sunday: 11:00 to 21:00
- Performance of Dance – Indoors and Outdoors:
 - Monday to Saturday: 09:00 to 21:00
 - Sunday: 11:00 to 21:00
- Entertainment similar to Live/Recorded Music – Indoors and Outdoors:
 - Monday to Saturday: 09:00 to 21:00
 - Sunday: 11:00 to 21:00
- Sale of alcohol to be consumed on the premises:
 - Monday to Sunday: 12:00 to 21:00

10 Union Street 10-18 Union Street London SE1 1SZ

- Films – Indoors:
 - Sunday to Thursday: 11:00 to 00:00
 - Friday and Saturday: 11:00 to 01:00
- Live Music – Indoors:
 - Sunday to Thursday: 11:00 to 00:00
 - Friday and Saturday: 11:00 to 01:00

- Recorded Music – Indoors:
 - Sunday to Thursday: 11:00 to 00:00
 - Friday and Saturday: 11:00 to 01:00
- Performance of Dance – Indoors:
 - Sunday to Thursday: 11:00 to 00:00
 - Friday and Saturday: 11:00 to 01:00
- Entertainment similar to Live/recorded music/dance – Indoors:
 - Sunday to Thursday: 11:00 to 00:00
 - Friday and Saturday: 11:00 to 01:00
- Late Night Refreshment Indoors – Indoors:
 - Sunday to Thursday: 23:00 to 00:00
 - Friday and Saturday: 23:00 to 01:00
- Sale of alcohol to be consumed on the premises:
 - Sunday to Thursday: 11:00 to 00:00
 - Friday and Saturday: 11:00 to 01:00

The Whisky Exchange 88 Borough High Street London SE1 1LL

- Sale of alcohol to be consumed on the premises:
 - Monday to Saturday: 10:00 to 22:00
 - Sunday: 10:00 to 20:00
- Sale of alcohol to be consumed off the premises:
 - Monday to Saturday: 10:00 to 22:00
 - Sunday: 10:00 to 20:00

Tesco 127-143 Borough High Street London SE1 1NP

- Sale of alcohol to be consumed off the premises:
 - Monday to Sunday: 08:00 to 23:00

Crol and Co London Bridge 66a Newcomen Street London SE1 1YT

- Recorded Music - Indoors:
 - Friday and Saturday: 23:00 to 23:30
- Sale of alcohol to be consumed on the premises:
 - Sunday to Thursday: 11:00 to 23:00
 - Friday and Saturday: 11:00 to 23:30
- Sale of alcohol to be consumed off the premises:
 - Sunday to Thursday: 11:00 to 23:00
 - Friday and Saturday: 11:00 to 23:30

The Kings Arms Public House 65 Newcomen Street London SE1 1YT

- Late Night Refreshment - Indoors:
 - Monday to Saturday: 23:00 to 23:30
- Sale of alcohol to be consumed on the premises:
 - Monday to Saturday: 10:00 to 23:00
 - Sunday: 12:00 to 22:30
- Sale of alcohol to be consumed off the premises:
 - Monday to Saturday: 10:00 to 23:00
 - Sunday: 12:00 to 22:30

Seoul Tokyo 168 Borough High Street London SE1 1LB

- Late Night Refreshment - Indoors:
 - Monday to Saturday: 23:00 to 00:30
 - Sunday: 23:00 to 00:00
- Sale of alcohol to be consumed on the premises:
 - Monday to Saturday: 11:00 to 00:00
 - Sunday: 12:00 to 23:30.

Southwark Council statement of licensing policy

24. The current Southwark's Statement of Licensing Policy runs from 2026-2031.
25. Sections of the statement that are of relevance to the sub-committee's consideration are:
 - Section 3 - Purpose and scope of the policy. This reinforces the four licensing objectives and the fundamental principles upon which this authority relies in determining licence applications.
 - Section 5 – Determining applications for premises licenses and club premises certificates. This explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.
 - Section 6 – Local cumulative impact policies. This sets out this authority's approach to cumulative impact and defines the boundaries of the current special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy.
 - Section 7 – Hours of operation. This provides a guide to the hours of licensed operation that this Authority might consider appropriate by type of premises and (planning) area classification.
 - Section 8 – The prevention of crime and disorder. This provides general guidance on the promotion of the first licensing objective.
 - Section 9 – Public safety. This provides general guidance on the promotion of the second licensing objective.
 - Section 10 – The prevention of nuisance. This provides general guidance on the promotion of the third licensing objective.
 - Section 11 – The protection of children from harm. This provides general guidance on the promotion of the fourth licensing objective.
26. 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.

27. Members should take into consideration the Southwark Statement of Licensing Policy, the Section 182 Guidance and the National Licensing Policy Framework (for the hospitality and leisure sectors) when making decisions. in the links for these are below:

- Southwark policy:

<https://www.southwark.gov.uk/sites/default/files/2026-04/Licensing-Act-2003-statement-of-licensing-policy-2026-to-2031.pdf>

- Section 182 Guidance:

[Revised Guidance issued under section 182 of the Licensing Act 2003](#)

- National Licensing Policy Framework:

[National Licensing Policy Framework for the hospitality and leisure sectors - GOV.UK](#)

Cumulative impact area (CIA)

28. According to this council's statement of licensing policy 2026 – 2031 (the SoLP), the premises fall within Borough and Bankside Cumulative Impact Area (CIA).

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

- Restaurants and cafes:
 - Sunday to Thursday: 00:00
 - Friday to Saturday: 01:00
- Takeaways:
 - Sunday to Thursday: 00:00
 - Friday to Saturday: 01:00.

General guidance

30. Members should take into consideration both the Southwark statement of licensing policy and Section 182 Guidance when making decisions.

31. Members are required to have regard to the Home Office guidance in carrying out the functions of licensing authority. However, guidance does not cover every possible situation, so long as the guidance has been properly and carefully understood, members may depart from it if they have reason to do so. Full reasons must be given if this is the case.
32. Members should also consider the National Licensing Policy Framework for the hospitality and leisure sectors.

Climate change implications

33. Following council assembly on 14 July 2021, the council is committed to considering the climate change implications of any decisions.
34. 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.
35. 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.
36. The council's climate change strategy is available at:

<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

37. 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

38. 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.

39. 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.
40. The equalities impact statement for licensing decisions is contained within the Southwark statement of licensing Policy 2026 – 2031:

<https://www.southwark.gov.uk/sites/default/files/2026-04/Licensing-Act-2003-statement-of-licensing-policy-2026-to-2031.pdf>

41. The equalities impact assessment is available at:

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

Health impact statement

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

Resource implications

43. A fee of £21.00 has been paid by the applicant company in respect of this application being the statutory fee payable.

Consultation

44. 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

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

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

Principles for making the determination

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

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

49. 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.

50. 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.

51. If relevant representations are received then the sub-committee must have regard to them, in determining whether it is necessary for the promotion of the licensing objectives to:

- To grant the licence subject to:
 - The conditions mentioned in section 18 (2)(a) modified to such extent as the licensing authority considers necessary for the promotion of the licensing objectives
 - Any condition which must under section 19, 20 or 21 be included in the licence.
- To exclude from the scope of the licence any of the licensable activities to which the application relates.
- To refuse to specify a person in the licence as the premises supervisor.
- To reject the application.

Hearing procedures

52. Subject to the licensing hearing regulations, the licensing committee may determine its own procedures. Key elements of the regulations are that:
- The hearing shall take the form of a discussion led by the authority. Cross examination shall not be permitted unless the authority considers that it is required for it to consider the representations.
 - Members of the authority are free to ask any question of any party or other person appearing at the hearing.
 - The committee must allow the parties an equal maximum period of time in which to exercise their rights to:
 - Address the authority
 - If given permission by the committee, question any other party.
 - In response to a point which the authority has given notice it will require clarification, give further information in support of their application.
 - The committee shall disregard any information given by a party which is not relevant to the particular application before the committee and the licensing objectives.
 - The hearing shall be in public, although the committee may exclude the public from all or part of a hearing where it considers that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing, taking place in private.
 - In considering any representations or notice made by a party the authority may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.
53. This matter relates to the determination of an application for a premises licence under Section 17 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

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

54. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council

as authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.

55. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.
56. As a quasi-judicial body, the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.
57. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, working or engaged in normal activity in the area concerned.
58. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.
59. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Interested parties must live in the vicinity of the premises. This will be decided on a case-to-case basis.
60. Under the Human Rights Act 1998, the sub-committee needs to consider the balance between the rights of the applicant and those making representations to the application when making their decision. The sub-committee has a duty under section 17 Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.

61. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the magistrates' court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

Strategic Director of Resources

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

REASONS FOR URGENCY

63. The TENs process is time limited, and due to legislative time constraints it would not be possible to wait for a further meeting to be held to consider this report.

REASONS FOR LATENESS

64. Due to the time limited nature of TENs there was not sufficient time to prepare and clear the report in time for the main agenda dispatch.

BACKGROUND DOCUMENTS

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

APPENDICES

No.	Title
Appendix A	Copy of the application
Appendix B	Current licence
Appendix C	Copy of representation from environmental protection team
Appendix D	Map showing the location of the premises

AUDIT TRAIL

Lead Officer	Aled Richards, Strategic Director Environment, Sustainability and Leisure		
Report Author	Anusyutha Krishnan – Enforcement Officer, Licensing		
Version	Final		
Dated	22 May 2026		
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			22 May 2026

Business - Temporary events notices

14/05/2026

Business - Temporary events notices

Ref No. 2575987

Before completing this notice, please read the guidance notes. You should keep a copy of the completed application for your records. After completing the form, it will automatically be forwarded to police and environmental health. If there is any representation then we will inform you of the outcome within the 3 day consultation period. You can view this information on our website.

The premises user must ensure either:

- 1) that a copy of the temporary event notice is prominently displayed at the premises, or
 - 2) that the temporary event notice is kept at the premises in the premises users' custody or in the custody of a person who is present and working at the premises you have nominated and, where the temporary event notice is in the custody of a person so nominated, ensure that a notice specifying the notice is held by a nominated person and the position held at the premises by that person is prominently displayed at the premises.
- A constable or authorised officer may require the premises user, or nominated person, to produce the temporary event notice for examination.

The premises user commits an offence if he fails, without reasonable excuse, to comply with any of the above instructions.

I, the proposed premises user, hereby give notice under section 100 of the Licensing Act 2003 of my proposal to carry on a temporary activity at the premises described below.

We recommend saving this form before moving on to the payment section.

1. Your name

Title	Mr
If other, Please state	
Surname	Surya Teja
First name(s)	Patcha

2. Previous names (Please enter details of any previous names or maiden names)

Title	
If other, Please state	
Surname	
First name(s)	

3. Your date of birth

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4. Your place of birth

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5. National Insurance Number

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6. Your current address (We will use this address to correspond with you unless you complete the separate correspondence box on the next page)

Address Line 1	
Address Line 2	
Town	
County	
Post code	

Note 1

A temporary event notice may only be given by an individual and not, for example, by an organisation or club or business. The individual giving the notice is the proposed "premises user". Within businesses, clubs or organisations, one individual will therefore need to be identified as the proposed premises user.

If you include an e-mail address in section 1(7) or 1(9), the licensing authority may send to this the acknowledgement of receipt of your notice or any notice or counter notice it is required to give under sections 104A, 106A or 107 of the Licensing Act 2003.

7. Other contact details

Daytime	
Evening (optional)	
Mobile (optional)	
Email	

8. Alternative address for correspondence

Address Line 1	
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Address Line 2	
Town	
County	
Post code	

9. Alternative contact details (if applicable)

Daytime	
Evening (optional)	
Mobile (optional)	
Email	

Please do not apply to us if your premises is not in Southwark. See link find local council

If your premises is not situated in Southwark then DO NOT proceed

Please give the address of the premises where you intend to carry on the licensable activities or if it has no address give a detailed description (including the Ordnance Survey references) (Please read note 2)

Address Line 1	128
Address Line 2	Maple Building
Town	London
County	
Post code	SE11LB

Ordnance Survey grid reference

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If there is no recognised postcode or the location is a park, please enter details i.e name of park

Details (MUST be in Southwark)	
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Does a premises licence or club premises certificate have effect in relation to the premises (or any part of the premises)? If so, please enter the licence or certificate number below.

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Premises licence number	862507
Club premises certificate number	

If you intend to use only part of the premises at this address or intend to restrict the area to which this notice applies, please give a description and details below. (Please read note 3)

	Ground and Basement only
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Please describe the nature of the premises below. (Please read note 4) *

	KFC Restaurant
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Please describe the nature of the event below. (Please read note 5)

	Extended hours for the provision of late night refreshments. No alcohol or glass receptacles will be available, all premises licence conditions will be upheld during the extended hours.
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If the event is situated in a park or in part of a larger premises, please upload the site location plans. Other documents such as risk assessments can also be uploaded here

Document 1	
Document 2	
Document 3	
Document 4	
Document 5	

Note 2

For the purposes of the Licensing Act 2003, "premises" means any place. Premises will therefore not always be a building with a formal address and postcode. Premises can include, for example, public parks, recreation grounds and private land.

If a premises licence or club premises certificate has effect in relation to the premises (or any part of the premises) which you want to use to carry on licensable activities, it is possible that any conditions which apply to the licence or certificate may be imposed on the temporary event notice if certain pre-conditions are met. These

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pre-conditions are that the police or the local authority exercising environmental health functions object to the notice and the licensing authority decides:

- not to give a counter notice under section 105 of the Licensing Act 2003;
- the conditions apply to the licence or certificate; and
- the imposition of the conditions on the notice would not be inconsistent with the carrying on of the licensable activities under the notice.

Note 3

A temporary event notice can be given for part of a building, such as a single room or a plot within a larger area of land. You should provide a clear description of the area in which you propose to carry on licensable activities. This is important as any licensable activities conducted outside the area of the premises protected by the authority of this temporary event notice would be unlawful and could lead to prosecution.

In addition, when holding the proposed event, the premises user would need to be able to restrict the number of people on the premises at any one time when licensable activities are taking place to less than 500. If more than 499 are on the premises when licensable activities are being carried on, the licensable activities would be unlawful and the premises user would be liable to prosecution. The maximum figure of 499 includes, for example, staff, organisers, stewards and performers.

Note 4

A description of the nature of the premises assists the chief officer of police and local authority exercising environmental health functions in deciding if any issues relating to the licensing objectives are likely to arise. You should state clearly that the premises to be used are, for example, a public house, a restaurant, an open field, a village hall or a beer tent.

Note 5

A description of the nature of the event similarly assists the chief officer of police and local authority exercising environmental health functions in making a decision as to whether or not to make an objection. You should state clearly that the event taking place at the premises would be, for example, a wedding with a pay bar, the supply of beer at a particular farmers' market, a discotheque, the performance of a string quartet, a folk group or a rock band.

Please state the licensable activities that you intend to carry on at the premises (please tick next to the licensable activities you intend to carry on). (Please read note 6)

☐	The provision of late night refreshment
☐	

Are you giving a late temporary event notice? (Please see note 8)

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	No
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Please state the dates on which you intend to use these premises for licensable activities. (Please read note 9)

Start date (DD/MM/YYYY)	30/05/2026
End date (DD/MM/YYYY)	31/05/2026

Please state the times during the event period that you propose to carry on licensable activities (please give times in 24 hour clock e.g. 23:00). (Please read note 10)

	01:00 - 03:00
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Please state the maximum number of people at any one time that you intend to allow to be present at the premises during the times when you intend to carry on licensable activities, including any staff, organisers or performers. (Please read note 11)

	25
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If the licensable activities will include the sale or supply of alcohol, please state whether these will be for consumption on or off the premises, or both (please tick as appropriate). (Please read note 12)

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Note 6

The licensable activities are:

- the sale by retail of alcohol;
- the supply of alcohol by or on behalf of a club to, or to the order of, a member of a club;
- the provision of regulated entertainment; and
- the provision of late night refreshment.

Note 7

Regulated entertainment, subject to specified conditions and exemptions, includes:

- (a) a performance of a play;
- (b) an exhibition of a film;
- (c) an indoor sporting event;
- (d) a boxing or wrestling entertainment;

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- (e) a performance of live music;
- (f) any playing of recorded music;
- (g) a performance of dance;
- (h) entertainment of a similar description to that falling within (e), (f) or (g).

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.
- 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.
- 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

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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.

- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

If you are uncertain whether or not the activities that you propose are licensable, you should contact your licensing authority for further advice.

Note 8

Late notices can be given no later than 5 working days but no earlier than 9 working days before the event in relation to which the notice is given. A late notice given later than 5 working days before the event to which it relates will be returned as void and the activities described in it will not be authorised.

The number of late notices that can be given in any one calendar year is limited to 5 for personal licence holders and 2 for non-personal licence holders. These count towards the total number of temporary event notices (i.e. 50 temporary event notices per year for personal licence holders and 5 temporary event notices for non-personal licence holders).

If there is an objection from either the police or local authority exercising environmental health functions, the event will not go ahead and a counter notice will be issued.

Note 9

The maximum period for using premises for licensable activities under the authority of a temporary event notice is 168 hours or seven days.

Note 10

You should state here the times during the event period, for example 48 hours, when you intend to carry on licensable activities. For example, you may not intend to carry on licensable activities throughout the entire 48 hour event period, and may intend to sell alcohol between 8.00 hrs and 23.00 hrs on each of the two days.

Note 11

No more than 499 may be on the premises for a temporary event at any one time when licensable activities are being carried on. If you intend to have more than 499 attending the event, you should obtain a premises licence for the event. Your licensing authority should be able to advise you. The maximum figure of 499 does not just

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include the audience, spectators or consumers and includes, for example, staff, organisers, stewards and performers who will be present on the premises.

Note 12

If you indicate that alcohol will be supplied only for consumption on the premises, you would be required to ensure that no person leaves the premises with alcohol supplied there. If such a supply takes place, the premises user may be liable to prosecution for carrying on an unauthorised licensable activity. Similarly, if the premises user gives notice that only supplies of alcohol for consumption off the premises will take place, he/she must ensure that alcohol supplied is not consumed on the premises. The premises user is free to give notice that he/she intends to carry on both types of supplies. For this purpose the supply of alcohol includes both of the first two licensable activities listed in note 6 above.

Do you currently hold a valid personal licence?

	No
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If "Yes" please provide the details of your personal licence below.

Issuing licensing authority	
Licence number	
Date of issue	
Any further relevant details	

Note 14

The holder of a valid personal licence issued under the Licensing Act 2003 may give up to 50 temporary event notices in any calendar year subject to the other limitations in the 2003 Act. A proposed premises user who holds such a licence should give the details requested.

Have you previously given a temporary event notice in respect of any premises for events falling in the same calendar year as the event for which you are now giving this temporary event notice?

	Yes
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If answering yes, please state the number of temporary event notices (including the number of late temporary events notices, if any) you have given for events in that same calendar year

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Have you already given a temporary event notice for the same premises in which the event period: a) ends 24 hrs or less before; or b) begins 24 hrs or less after the event period proposed in this notice?

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a) ends 24 hrs or less before	No
b) begins 24 hrs or less after	No

Note 15

As stated under Note 14, a personal licence holder (issued under the Licensing Act 2003) may give up to 50 temporary event notices (including 10 late notices) in any calendar year. An individual who does not hold a personal licence may only give 5 temporary event notices (including 2 late notices) in England and Wales in any calendar year. A calendar year is the period between 1st January to 31st December inclusive in any year.

If an event straddles two calendar years, it will count against the limits on temporary event notices

However, only one notice needs to be given. The limits are:

for event periods occurring wholly or partly in 2022 or 2023, up to 20 times in the calendar year for each premises

for other event periods, 15 times in a calendar year for each premises

for event periods (or any part of a period) occurring in 2022 or 2023, 26 days in the calendar year for each premises

for other event periods, 21 days in a calendar year for each premises

50 per personal licence holder each calendar year; and

5 for non-holders each calendar year.

For the purposes of determining the overall limits of 50 temporary event notices per personal licence holder (in a calendar year) and of 5 for a non-personal licence holder (in a calendar year), temporary event notices given by an associate or a person who is in business with a premises user (and that business involves carrying on licensable activities) count towards those totals. Note 16 below sets out the definition of an "associate".

If a temporary event notice has been given for the same premises, by the same premises user, and would have effect within 24 hours before the start of the event period under the current proposal or within 24 hours after the end of that period, the temporary event notice given would be void and any licensable activities carried on under it would therefore be unlicensed.

For the purposes of determining whether or not the required gap of 24 hours is upheld, temporary event notices given by an associate or a person who is in business with a premises user (and that business involves carrying on licensable activities) count as if they had been given by the premises user. Note 16 below sets out the definition of an "associate".

Has any associate of yours given a temporary event notice for an event in the same calendar year as the event for which you are now giving a temporary event notice?

	No
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If answering yes, please state the total number of temporary event notices (including the number of late temporary events notices, if any) your associate(s) have given for events in the same calendar year

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Has any associate of yours already given a temporary event notice for the same premises in which the event period:

a) ends 24 hours or less before; or	No
b) begins 24 hours or less after	No

Has any person with whom you are in business carrying on licensable activities given a temporary event notice for an event in the same calendar year as the event for which you are now giving a temporary event notice?

	No
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If answering yes, please state the total number of temporary event notices your business colleague(s) have given for events in the same calendar year.

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Has any person with whom you are in business carrying on licensable activities already given a temporary event notice for the same premises in which the event period:

a) ends 24 hours or less before; or	No
b) begins 24 hours or less after	No

Note 16

An "associate" of the proposed premises user is:

- a. the spouse of that person;
- b. a child, parent, grandchild, grandparent, brother or sister of that person;
- c. an agent or employee of that person; or
- d. the spouse of a person within (b) or (c).

For these purposes, a person living with another as that person's husband or wife is to be treated as that person's spouse.

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I shall

If the premises are situated in one or more licensing authority areas, send at least one copy
 of this notice to each additional licensing authority
 If the premises are situated in one or more police areas, send a copy of this notice
 to each additional chief officer of police
 If the premises are situated in one or more local authority areas, send a copy of this notice to each additional local authority exercising environmental health functions

Note 17

It is a requirement that you send at least one copy of this notice to the licensing authority at least ten working days (not including the date that the form is submitted and the date of the Event) (or five working days for a late notice) (not including the date that the form is submitted and the date of the Event)before the commencement of the proposed licensable activities.

The authority will give you written acknowledgement of the receipt of the notice. This will be important proof that you gave the notice and when you gave it for the purposes of the Act. Some premises may be situated in two licensing authority areas, for example, where a building or field straddles the local authority boundary.

Where this is the case, at least one copy of the notice must be sent to each of the licensing authorities identified, together with the appropriate fee in each case. In such circumstances, you will receive acknowledgements from all the relevant licensing authorities.

One copy must be sent to each of the chief officer of police and the local authority exercising environmental health functions for the area in which the premises is situated at least ten working days for a standard notice (or five working days for a late notice) before the commencement of the proposed licensable activities. Where the premises are situated in two police areas or environmental health areas, a further copy will need to be sent to the second police force and local authority exercising environmental health functions.

The information contained in this form is correct to the best of my knowledge and belief.

I understand that it is an offence:

- (i) to knowingly or recklessly make a false statement in connection with this temporary event notice and that a person is liable on conviction for such an offence to a fine up to level 5 on the standard scale; and
- (ii) to permit an unauthorised licensable activity to be carried on at any place and that a person is liable on conviction for any such offence to a fine not exceeding £20,000, or to imprisonment for a term not exceeding six months, or to both

I agree to the above statement

	I agree
PaymentDescription	

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PaymentAmountInMinorUnits	
AuthCode	
LicenceReference	
PaymentContactEmail	

Note 17

It is an offence knowingly or recklessly to make a false statement in, or in connection with, a temporary event notice. (A person is to be treated as making a false statement if he produces, furnishes, signs or otherwise makes use

of a document that contains a false statement). To do so could result in prosecution and a fine not exceeding level 5 on the standard scale.

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.

Licensing Act 2003

Premises Licence



Regulatory Services
Licensing Unit
Hub 1, 3rd Floor
PO Box 64529
London SE18 5LY

Premises licence number

862507

Part 1 - Premises details

Postal address of premises, or if none, ordnance survey map reference or description	
KFC Basement And Ground Floor, Maple Building 128-132 Borough High Street London SE1 1LB Ordnance survey map reference (if applicable), 532489179933	
Post town London	Post code SE1 1LB
Telephone number [REDACTED]	

Where the licence is time limited the dates
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Licensable activities authorised by the licence
Late Night Refreshment - Indoors and outdoors

The opening hours of the premises	
For any non standard timings see Annex 2	
Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 01:00
Saturday	10:00 - 01:00
Sunday	10:00 - 00:00

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

The times the licence authorises the carrying out of licensable activities

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

Late Night Refreshment - Indoors and outdoors

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

Part 2

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

FT Foods Limited
236 High Street
Stratford
London
E15 2JA

[REDACTED]
[REDACTED]

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

09556834

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

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

Licence No.
Authority

Licence Issue date 10/05/2018

[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

Annex 2 - Conditions consistent with the operating Schedule

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

289 All CCTV footage be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council.

293 Staff training will be carried out covering the licensing Act 2003.

340 An incident or electronic record shall be kept and maintained at the premises.

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

840 That deliveries to the premises only occur between 8:00 – 21:00, Monday – Saturday and that there be no deliveries on Sunday.

841 That signage will be clearly displayed requesting the patrons to respect the neighbours and leave the premises quietly.

842 That signage will be clearly displayed requesting the patrons to respect the neighbours and leave the premises quietly.

843 That the doors used to access the premises will remain closed after 22:00 save for ingress or egress

844 That an SIA registered member of door staff be present on Friday and Saturday from 22:15 – 01:15.

845 That at least four litter picks be carried out between opening and closing.

Annex 4 - Plans - Attached

Licence No. 862507

Plan No. 2017/G105

Plan Date April 2017

From: Prickett, Mark <[REDACTED]>
Sent: Tuesday, May 19, 2026 3:22 PM
To: Regen, Licensing <[REDACTED]>
Cc: [REDACTED]
Subject: TEN objection - KFC, 128-132 Borough High St, SE1

Dear Licensing,

Southwark's Environmental Protection Team (EPT) have reviewed the Temporary Event Notice (TEN) application for KFC, 128-132 Borough High Street, SE1 1LB.

The TEN seeks the provision of late night refreshment between 01:00 – 03:00 on both Saturday 30th & Sunday 31st May 2026.

The TEN event is described as *“Extended hours for the provision of late night refreshments. No alcohol or glass receptacles will be available, all premises licence conditions will be upheld during the extended hours”*.

PREMISES LICENCE

The current premises licence for KFC, 128-132 Borough High Street, SE1 1LB can be found here: <https://app.southwark.gov.uk/premises/granted/862507>

The premises is permitted to open between 10:00 – 00:00 Sunday to Thursday and 10:00 – 01:00 Friday & Saturday.

The premises is permitted to undertake late night refreshment between 23:00 – 00:00 Sunday to Thursday, 23:00 – 01:00 on Fridays and Saturdays.

PLANNING HISTORY

A recent planning application to extend the opening hours at the site was refused on 24th December 2025.

Planning application number 25/AP/3168 was submitted for *“Alteration to operation and delivery hours for existing use as a mixed restaurant (Class E) and hot food takeaway (Sui Generis) from 10:00 to 00:00 on Sunday to Thursday or 10:00 to 01:00 on Fridays and Saturdays with deliveries not be carried after 23:30 on any day to 10:00 to 02:00 and delivery hours to 02:00 on all days.”*

A link to the application can be found here:

<https://planning.southwark.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=T4ZZLKKBI0V00&previousCaseNumber=PP102700DT01N&previousCaseUpn=010013526649&activeTab=summary&previousKeyVal=PP102700DT01O>

The refusal decision notice is attached for reference. The reasons for refusal related to both noise and air quality (odour).

PREMISES HISTORY

Since planning permission was refused in December 2025, the applicant has subsequently submitted numerous TEN applications for extended hours at the premises for late night refreshment.

The TEN regime allows a premises to carry out any licensable activity outside of the terms of a premises licence via a TEN application.

A summary of dates and times for TENs at the premises over the past 6 months are as follows:

2025

- 13/14th December – extension to 4am
- 20/21st December – to 4am
- 27/28th December – to 4am

2026

- 1st January – to 4am
- 17th-19th April – to 3am
- 24/25th April – to 3am
- 1/2nd May – to 3am
- 9/10th May – to 5am
- 16/17th May – to 3am
- 23/24th May – to 3am

EPT have had concerns over potential public nuisance being caused from these TENs but until now has not raised objection.

The TENs in December 2025 and in January 2026 covered the Christmas and New Years period and it is not uncommon for businesses to apply for extended opening hours over this time of the year.

EPT were not aware of any complaints regarding these TENs over December 2025 and January 2026. As there were no known issued from these TENs, EPT did not object to the recent TENs in April and May 2026.

However, since mid-April 2026, there has been a significant increase in regularity of these TENs with opening extending into the early hours of the following morning for 6 weekends in a row. This TEN seeks later opening for the 7th weekend in a row.

Southwark's Licensing Team & EPT received a complaint from neighbouring residents on May 14th 2026 regarding the extended opening hours and granted TENs at this premises. The complaint alleges the following public nuisance issues being caused from the TEN events:

- *repeated late-night noise disturbance from staff activity, customer activity, deliveries and operations.*
- *sleep disruption to residents during early morning hours;*
- *persistent cooking and frying oil fumes escaping into residential areas, including bedrooms;*
- *ongoing complaints from leaseholders and residents over an extended period.*

Furthermore, the complaint further advises *“The recent TEN has already resulted in disturbance to residents. After 2am of Sunday 10th of May, I as the resident of a 1st floor flat with my bedroom directly above the commercial kitchen, was personally woken by noise from the premises and was unable to return to sleep. Due to ongoing noise, at about 2:45am I had to go downstairs directly to the premises to complain to staff regarding the level of disturbance I was subjected to which is when I was made aware of the TEN”*.

EPT OBJECTION

EPT have serious concerns over public nuisance being caused to neighbouring residents if TENs continue to be granted at this premises.

EPT do consider that extending the hours for late night refreshment could generate public nuisance by way of:

- Noise from people entering / leaving / waiting outside the premises on Borough High Street.
- Noise from people and operations / staff activities within the premises with residential neighbours directly above.
- Noise from extended use of kitchen plant & kitchen exhaust system.
- Noise from deliveries / delivery driver, potential by motorbike or by car.
- Odour from additional hours of food production and cooking.

The continued use of TENs beyond the existing terminal hours of both the premises licence and the existing planning consent is considered to highly likely generate further complaints and nuisance and EPT therefore raise objection to this TEN event with specific regard to the prevention of public nuisance licensing objective.

Sections 89 to 95 of Southwark’s Statement of Licensing Policy 2026-2031 details the relationship between the planning and licensing regimes.

Furthermore, table 2 of the policy (page 40 onwards) lists the recommended opening hours for restaurants and take-away premises within Borough & Bankside. The suggested hours align with the existing hours on both the premises licence and planning consent, with closing hours at midnight Sunday to Thursday and 01:00 Friday and Saturday.

Kind regards,

Mark Prickett

Principal Environmental Protection Officer
Environmental Protection Team
Southwark Council

SOUTHWARK COUNCIL

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure)
(England) Order 2015 (as amended)



DECISION NOTICE

LBS Reg. No.: 25/AP/3168

Date of Issue of Decision: 24/12/2025

Applicant -
FT Foods Limited

The London Borough Of Southwark Council REFUSES PERMISSION for:

Alteration to operation and delivery hours for existing use as a mixed restaurant (Class E) and hot food takeaway (Sui Generis) from 10:00 to 00:00 on Sunday to Thursday or 10:00 to 01:00 on Fridays and Saturdays with deliveries not be carried after 23:30 on any day to 10:00 to 02:00 and delivery hours to 02:00 on all days.

At Basement And Ground Floor Maple Building 128 - 132 Borough High Street Southwark

Received on: 11 November 2025

In accordance with the valid application received on 11 November 2025 and supporting documents:

Reference no./Plan or document name/Rev.

Received on:

BOT22/G100 PROPOSED GROUND FLOOR PLAN (Rev: REV F)

31/10/2025

For the reasons outlined in the case officer's report, which is available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

Reasons for Refusal

1. The proposal has failed to adequately consider the potential late night

DECISION NOTICE**LBS Registered Number:** 25/AP/3168**Date of issue of this decision:** 24/12/2025

noise impacts of the operation of any external plant, internal operations of the unit, visitors and staff coming and leaving the unit and delivery vehicles attending the unit as a result of extended business operation hours upon neighbour amenity. The proposed change is subsequently considered to cause harmful impacts upon the enjoyment of amenity of the neighbouring occupiers within Maple Building by way of noise disturbance. This would fail to protect the amenity of neighbouring occupiers and would therefore be contrary to the NPPF 2024; Policy D14 Noise of the London Plan 2021, and; Policies P56 Protection of Amenity, and P66 Reducing noise pollution and enhancing soundscapes of the Southwark Plan 2022.

2. The proposal has failed to adequately assess late night air quality and odour impacts upon neighbour amenity, in particular the harms associated with cooking and discharge from the kitchen exhaust system as a result of extended business operation hours. The proposed change is subsequently considered to cause harmful impacts upon the enjoyment of amenity of the neighbouring occupiers within Maple Building as a result of air quality and odour impacts. This would be contrary to the NPPF 2024; Policy SI 1 Improving air quality of the London Plan 2021, and; Policies P56 Protection of amenity, and P65 Improving air quality of the Southwark 2022.

Signed: Stephen Platts Director of Planning and Growth

DECISION NOTICE

LBS Registered Number: 25/AP/3168

Date of issue of this decision: 24/12/2025



Important Notes Relating to the Council's Decision

1 Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, OR within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are on GOV.UK
(<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

2 Purchase Notice

DECISION NOTICE**LBS Registered Number:** 25/AP/3168**Date of issue of this decision:** 24/12/2025

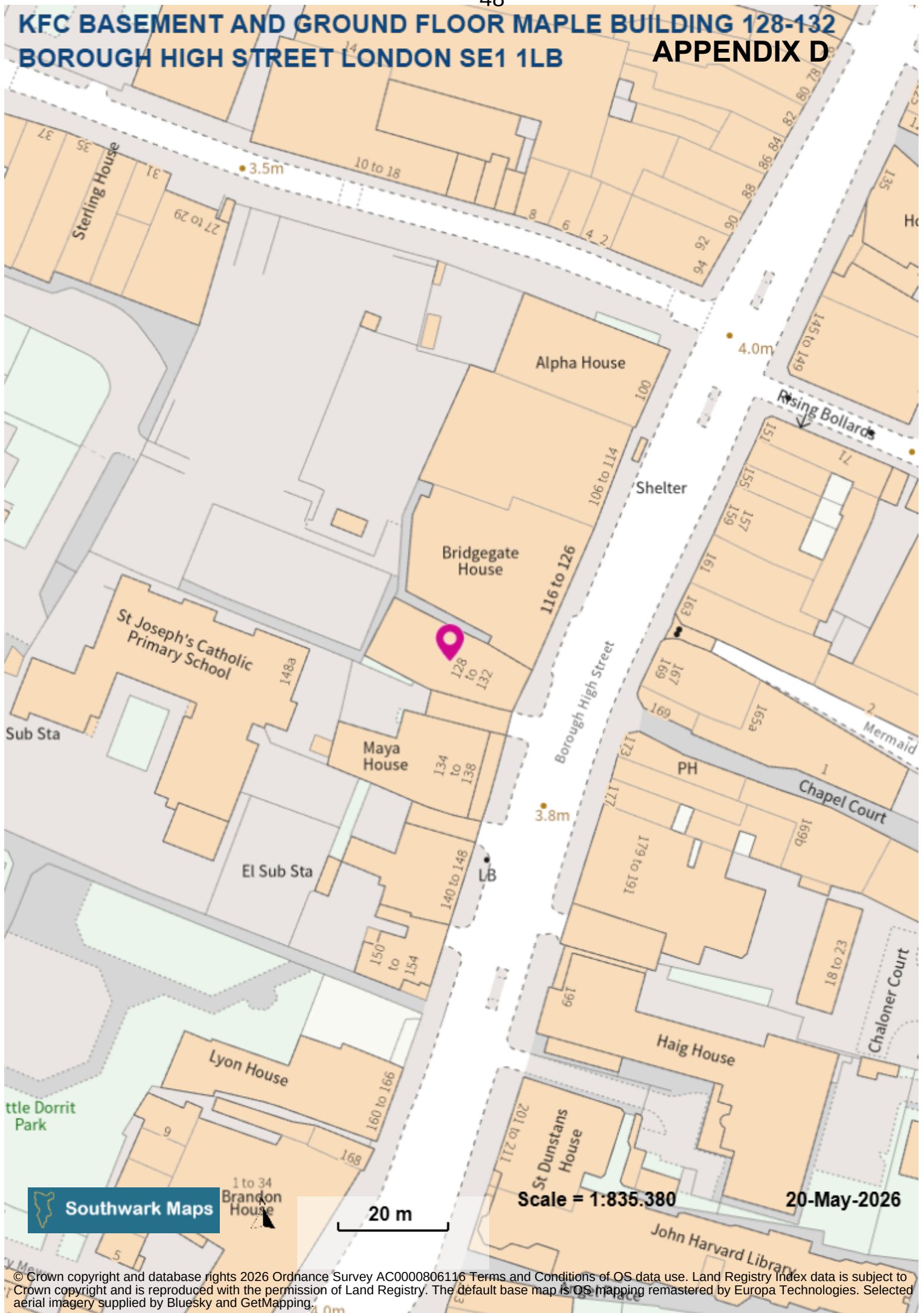
- If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.

3 Compensation

- In certain circumstances a claim may be made against the local planning authority for compensation, where permission is refused by the Secretary of State on appeal or on a reference of the application to the Secretary of State. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

KFC BASEMENT AND GROUND FLOOR MAPLE BUILDING 128-132 BOROUGH HIGH STREET LONDON SE1 1LB

APPENDIX D



LICENSINGB (URGENCY) 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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