

## Licensing Sub-Committee

Thursday 18 June 2026

10.00 am

Online/Virtual

### Membership

Councillor Jane Salmon (Chair)  
Councillor Renata Hamvas  
Councillor Sunny Lambe

### Reserves

Councillor Margy Newens

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Contact

Andrew Weir by email: [andrew.weir@southwark.gov.uk](mailto:andrew.weir@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Althea Loderick**

Chief Executive

Date: 9 June 2026



## **Licensing Sub-Committee**

Thursday 18 June 2026  
10.00 am  
Online/Virtual

### **Order of Business**

<b>Item No.</b>	<b>Title</b>	<b>Page No.</b>
	<b>PART A - OPEN BUSINESS</b>	
1.	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
1.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
3.	<b>NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT</b>	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	<b>DISCLOSURE OF INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	<b>LICENSING ACT 2003: SOTTO, 4 TANNER STREET, LONDON SE1 3LD</b>	1 - 82
6.	<b>LICENSING ACT 2003: KENT RESTAURANT &amp; LOUNGE, FIRST FLOOR, 516 OLD KENT ROAD LONDON SE1 5BA</b>	83 - 271

**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: 9 June 2026

<b>Meeting Name:</b>	Licensing Sub-Committee
<b>Date:</b>	18 June 2026
<b>Report title:</b>	Licensing Act 2003: Sotto, 4 Tanner Street, London SE1 3LD
<b>Ward(s) or groups affected:</b>	London Bridge & West Bermondsey
<b>Classification:</b>	Open
<b>Reason for lateness (if applicable):</b>	Not applicable
<b>From:</b>	Strategic Director of Environment, Sustainability and Leisure

## RECOMMENDATION

1. That the licensing sub-committee considers an application made by Sotto London Limited for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Sotto, 4 Tanner Street, London SE1 3LD.
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 outstanding representations from two Responsible Authorities and 6 other persons; and is therefore referred to the Licensing Sub Committee for determination.
  - b) Paragraphs 8 to 12 of this report provide a summary of the application. A copy of the application submitted with the application is 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. Copies of the representations from the Police and Trading Standards are available in Appendix B. Copies of the outstanding representations from the Other Persons are available in Appendix C. A map showing the location of the premises is attached to this report as Appendix D.
  - d) A copy of the Council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

## **BACKGROUND INFORMATION**

### **The Licensing Act 2003**

3. The Licensing Act 2003 provides a licensing regime for:
  - The sale of and supply of alcohol
  - The provision of regulated entertainment
  - The provision of late night refreshment.
  
4. Within Southwark, the licensing responsibility is wholly administered by this council.
  
5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:
  - The prevention of crime and disorder
  - The promotion of public safety
  - The prevention of nuisance
  - The protection of children from harm.
  
6. In carrying out its licensing functions, a licensing authority must also have regard to:
  - The Act itself
  - The guidance to the act issued under Section 182 of the Act
  - Secondary regulations issued under the Act
  - The licensing authority's own statement of licensing policy
  - The application, including the operating schedule submitted as part of the application
  - Relevant representations.
  
7. The 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 05 February 2026 Sotto London Limited applied to this Council for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Sotto, 4 Tanner Street, London SE1 3LD.

9. The hours applied for are summarised as follows:
- The sale by retail of alcohol (both on and off sales):
    - Monday to Sunday from 12:00 to 23:00
  - Opening hours:
    - Monday to Sunday from 12:00 to 23:00.
10. The premises, and the intended operation of the premises, are described in the application as follows:

“The premises is a roughly 2000 sq/f ground floor commercial unit which will operate across a single floor, open plan with a small commercial kitchen (with electric pizza oven), a small bar used for the dispense of alcoholic / soft drinks. There will be two drinks fridges on display, two toilets and a food preparation area.

The rest of the floor space will be taken up with tables and chairs for customers, as well as a large communal dining table.”

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**

13. The DPS is Jay Mahendra Patel, who holds a personal licence with Croydon Council.

### **Representations from responsible authorities**

14. There are two representations from Responsible Authorities, namely the Police and Trading Standards.
15. The representation from the Police asks for a raft of additional conditions in order to promote the licensing objective of the prevention of crime and disorder.
16. The representation from Trading Standards also requests additional conditions to promote the licensing objective of the protection of children from harm.
17. Both representations are available in Appendix B.

## Representations from other persons

18. There are representations from six other persons, from residents that mainly live above the premises, who currently experience antisocial behaviour from other licensed premises in the vicinity and believe that the addition of a new premises will exacerbate those issues. Other person C has provided a short video of existing issues.
19. There are concerns regarding:
  - Potential disturbance from customers
  - External smoking and congregation
  - Noise from the premises
  - Vibration transmission
  - Disturbance from deliveries
  - The potential for pest concerns
  - The proximity of the premises to residential addresses
20. There appear to be concerns regarding issues with the residential leases stating that the ground floor would only be offices. This would not be a matter for the Sub Committee to consider.

## Conciliation

21. All representations were sent to the applicant. At the point the report was composed, no representations had been conciliated.

## Premises history

22. There have been no previously licensed premises at this address.
23. There is no recent history of Temporary Events Notices or complaints for this address.

## Map

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

### **Casse Croute, 109 Bermondsey Street, London SE1 3XB:**

- Sale by retail of alcohol to be consumed on and off premises:
  - Monday to Sunday from 12:00 to 22:30

### **Devan News, 107 Bermondsey Street, London SE1 3XB:**

- Sale by retail of alcohol to be consumed off premises:
  - Monday to Sunday from 06:00 to 23:00

**Garrison Public House, 99-101 Bermondsey Street, London SE1 3YB:**

- Late night refreshment – indoors:
  - Monday to Thursday from 23:00 to 23:30
  - Friday and Saturday from 23:00 to 00:00
- Sale by retail of alcohol to be consumed on and off premises:
  - Monday to Thursday from 10:00 to 23:00
  - Friday and Saturday from 10:00 to 00:00
  - Sunday from 12:00 to 22:30

**Crol and Co, Unit A1, 9 Tanner Street, London SE1 3LE:**

- Late night refreshment – Indoors:
  - Friday and Saturday from 23:00 to 23:30
  - Friday and Saturday from 23:00 to 02:00
- Sale by retail of alcohol to be consumed on and off premises:
  - Sunday to Thursday from 10:00 to 22:30
  - Friday and Saturday from 10:00 to 22:30

**Jose, 104 Bermondsey Street, London SE1 3UB:**

- Sale by retail of alcohol to be consumed on premises:
  - Monday to Saturday from 12:00 to 22:30
  - Sunday from 12:00 to 22:00

**The Woolpack, 98 Bermondsey Street, London SE1 3UB:**

- Live music, recorded music – indoors:
  - Monday to Wednesday from 11:00 to 23:00
  - Thursday from 11:00 to 23:30
  - Friday and Saturday from 11:00 to 00:00
  - Sunday from 12:00 to 22:30
- Late night refreshment – indoors:
  - Monday to Thursday from 23:00 to 23:30
  - Friday and Saturday from 23:00 to 00:00
- Sale by retail of alcohol to be consumed on and off premises:
  - Monday to Wednesday from 11:00 to 23:00
  - Thursday from 11:00 to 23:30
  - Friday and Saturday from 11:00 to 00:00
  - Sunday from 12:00 to 22:30

**Fleurie, 92 Bermondsey Street, London SE1 3UB:**

- Sale by retail of alcohol to be consumed on and off premises:
  - Monday to Sunday from 09:00 to 23:00

**Eatalia Café, 94 Bermondsey Street, London SE1 3UB:**

- Sale by retail of alcohol to be consumed on and off premises:
  - Monday to Sunday from 12:00 to 20:30

**B Street Deli, 88 Bermondsey Street, London SE1 3UB**

- Late night refreshment – indoors and outdoors:
  - Monday to Sunday from 23:00 to 23:30
- Sale by retail of alcohol to be consumed on and off premises:
  - Monday to Sunday from 09:00 to 23:30

**Franco Manca, 124 Bermondsey Street, London SE1 3TX**

- Sale by retail of alcohol to be consumed on premises:
  - Monday to Friday from 11:00 to 23:00
  - Saturday from 11:00 to 00:00
  - Sunday from 12:00 to 22:30

**Vina, 126 Bermondsey Street, London SE1 3TX**

- Recorded music – indoors:
  - Monday to Saturday from 08:30 to 22:30
  - Sunday from 08:30 to 22:00
- Late night refreshment – indoors:
  - Sunday to Thursday from 23:00 to 00:00
  - Friday and Saturday from 23:00 to 02:00
- Sale by retail of alcohol to be consumed on premises:
  - Sunday to Thursday from 08:00 to 00:00
  - Friday and Saturday from 08:00 to 02:00

## Southwark Council statement of licensing policy

25. Council assembly approved Southwark's statement of licensing policy 2021-2026 on 25 November 2020 and it came into effect on 1 January 2021.
26. 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.
27. 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.
28. 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/2024-09/Statement%20of%20Licensing%20Policy%202021-2026.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)**

29. The premises is located outside of a Cumulative Impact Area and within the Bankside, Borough, London Bridge Strategic Cultural Area. Closing time for restaurants and cafes:
- Sunday to Thursday: 00:00
  - Friday and Saturday: 01:00.

### **General guidance**

30. Members should take into consideration both the Southwark statement of licensing policy and the 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 2021 – 2026:

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

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.

### **Conditions**

52. 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.

53. The four licensing objectives are:

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

54. 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.

55. 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.

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

### **Reasons**

57. 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

58. 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.
59. 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

60. 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.
61. 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.

62. 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.
63. 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.
64. 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.
65. 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.
66. 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.
67. 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**

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

**BACKGROUND DOCUMENTS**

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

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix A	Copy of the application
Appendix B	Outstanding representations from Responsible Authorities
Appendix C	Outstanding representations Other Persons
Appendix D	Map of locality

**AUDIT TRAIL**

<b>Lead Officer</b>	Aled Richards, Strategic Director Environment, Sustainability and Leisure	
<b>Report Author</b>	Andrew Heron. Principal Licensing Officer	
<b>Version</b>	Final	
<b>Dated</b>	1 April 2026	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Assistant Chief Executive - Governance and Assurance	Yes	Yes
Strategic Director of Resources	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		10 April 2026

05/02/2026

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

Ref No. 2531082

## 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

SOTTO LONDON LTD
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## Notes for Guidance

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

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

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

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

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

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

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

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

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

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

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

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

11. The application form must be signed.

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

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

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

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

from partnerships which are not limited liability partnerships:

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

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

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

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

Documents which demonstrate entitlement to work in the UK

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

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

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

- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
  
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:
  - o evidence of the applicant's own identity – such as a passport,
  
  - o evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
  
  - o evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
    - (i) working e.g. employment contract, wage slips, letter from the employer,
  
    - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
  
    - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
  
    - (iv) self-sufficient e.g. bank statements.

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

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

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

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

(v) any page containing information indicating the holder has permission to enter or remain in

the UK and is permitted to work.

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

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

#### Home Office online right to work checking service

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

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

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

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

#### Premises Details

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

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

£	46,750
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

#### Premises trading name

	SOTTO
--	-------

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

Do you have a Southwark postcode?	Yes
Address Line 1	4 Tanner St
Address Line 2	
Town	London
Post code	SE1 3LD
Ordnance survey map reference	
Description of the location	Ground floor commercial unit
Telephone number	

## Applicant Details

Please select whether you are applying for a premises licence as

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

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

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

## Other Applicants

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

Name - First Entry

	SOTTO LONDON LIMITED
--	----------------------

Address - First Entry

Street number or building name	4
Street Description	Tanner Street
Town	London
County	Southwark
Post code	SE1 3LD
Registered number ( where applicable )	14887933

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

Contact Details - First Entry

Telephone number	[REDACTED]
Email address	[REDACTED]

Operating Schedule

When do you want the premises licence to start?

	01/04/2026
--	------------

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

--	--

General description of premises ( see guidance note 1 )

	<p>The premises is a roughly 2000 sq/f ground floor commercial unit which will operate across a single floor, open plan with a small commercial kitchen (with electric pizza oven), a small bar used for the dispense of alcoholic / soft drinks. There will be two drinks fridges on display, two toilets and a food preparation area.</p> <p>The rest of the floor space will be taken up with tables and chairs for customers, as well as a large communal dining table.</p>
--	---

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

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

Note 1

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

Operating Schedule part 2

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

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


Provision of late night refreshment

--	--

Supply of alcohol

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

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

J - Supply of Alcohol

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

	Both
--	------

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

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

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

	N/A
--	-----

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 )

	N/A
--	-----

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

	[REDACTED]
--	------------

- 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	Jay Mahendra
Surname	Patel

DOB

Date Of Birth	[REDACTED]
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Address of proposed designated premises supervisor

Street number or Building name	[REDACTED]
Street Description	[REDACTED]
Town	[REDACTED]
County	London
Post code	[REDACTED]

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

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

K

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

	N/A
--	-----

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

L - Hours premises are open to public

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

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

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

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

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

State any seasonal variations ( Please read guidance note 5 )

	N/A
--	-----

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 )

	N/A
--	-----

M - Steps to promote four licencing objectives

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

	<p>We will adhere to strong management practices and stringent training of all staff by following these protocols:</p> <ul style="list-style-type: none"> <li>- No selling of alcohol to under age people (we will operate a Challenge 25 policy)</li> <li>- No drunk or disorderly behaviour will be tolerated on the premises</li> <li>- No alcohol will be sold to eat-in customers that have not ordered food too (alcohol is ONLY for consumption alongside food) unless off-sales for home consumption only</li> <li>- No violent or anti-social behaviour will be tolerated</li> <li>- Children will not be placed in harms way</li> </ul>
--	---

b) the prevention of crime and disorder

	<ul style="list-style-type: none"> <li>- A clear and legible notice inside the premises indicated the normal hours under the terms of the premises license during which licensable activities are permitted</li> <li>- CCTV installed to monitor entrance and exit, and entire site Alcohol will not be sold to drunk or anti-social customers</li> <li>- Staff will be trained to stay vigilant of any illegal activity on site, including drug use, alcohol abuse and anti-social behaviour</li> <li>- Staff will be trained to promote a respectful and orderly environment for all customers and team members alike</li> </ul>
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c) public safety

	<ul style="list-style-type: none"> <li>- CCTV installed to monitor entrance / exit of site</li> <li>- Staff will be trained to adhere to environmental and social health requirements</li> <li>- Staff will be trained to implement a Challenge 25 ID check to ensure there is no underage drinking on site</li> <li>- The premises is fitted with all fixed and fitted items required to ensure safety including door losers, notices, heating, anti-bacterial hand soap, sanitary bin and fire safety equipment</li> <li>- The company will maintain a log book to record inspections made and ensure all public safet information will be filed on site for safe-keeping</li> </ul>
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d) the prevention of public nuisance

	<p>Staff will be trained to ensure that noise is kept to a low or reasonable level to avoid any public nuisance</p> <ul style="list-style-type: none"> <li>- There will be a clear and legible notice at the entrance / exit requesting customers to respect nearby residents by leaving the premises area quietly</li> <li>- Delivery of supplies for the business will be carried out within permitted time frames in a professional manner to avoid disturbance to nearby residents and neighbouring businesses</li> <li>- Any staff closing the site (and therefore leaving outside of operating hours) will do so professionally and quietly to avoid any public nuisance</li> <li>- Customers will not be allowed to smoke outside the premises, therefore avoiding public nuisance to surrounding residents or neighbouring businesses</li> <li>- Staff will request customers to not loiter or converse loudly outside the premises</li> <li>- Rubbish will be disposed of safely and in a timely manner to keep noise to a minimum</li> <li>- Rubbish will be stored in a safe refuse area away from the public eye</li> <li>- Lighting within the premises will be reasonable and considerate of residents and nearby businesses</li> </ul>
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e) the protection of children from harm

	<ul style="list-style-type: none"> <li>- All staff will be trained to operate a Challenge 25 policy to encourage individuals to carry ID if they wish to buy or consume alcohol</li> <li>- No drunk or disorderly behaviour will be tolerated on the premises</li> <li>- No alcohol will be sold to eat-in customers that have not ordered food too (alcohol is ONLY for consumption alongside food) unless off-sales for home consumption only. This also applies to families who are dining with children</li> <li>- No violent or anti-social behaviour will be tolerated</li> </ul>
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Guidance note 10

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

Please upload a plan of the premises

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Please upload any additional information i.e. risk assessments

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Checklist

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

Home Office Declaration

Please tick to indicate agreement

	I am a company or limited liability partnership
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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.



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.



## MPS Southwark Licensing Unit

Southwark Police Station  
323 Borough High Street  
London  
SE1 1JL

Our Reference: 26/211  
Date: 20/03/2026

## The Licensing Unit

Floor 3  
160 Tooley Street  
London  
SE12QH

**RE: - SOTTO – GROUND FLOOR, 4 TANNER STREET, SE1 3LD**

Police are in possession of an application from the above for a new premises licence for supply of alcohol for consumption off the premises. The premises is described as a **“ground floor commercial unit which will operate across a single floor, open plan with a small commercial kitchen (with electric pizza oven), a small bar used for the dispense of alcoholic / soft drinks”** and is situated outside the Borough and Bankside cumulative impact area. The hours requested are within those recommended in the Southwark statement of licensing policy. The hours requested are as follows.

**Hours Open to the Public**

Mon-Sun – 1200hrs – 2300hrs

**Supply of Alcohol / On Sales**

Mon-Sun – 1200hrs – 2300hrs

The applicant has attempted to offer some control measures to combat the licensing objectives, however some of the conditions are quite vague and not enforceable so would require some amendments to bring them to an acceptable standard. The Home office guidance issued under Sec 182 of the licensing Act 2003 ‘General principles’ state that it is important in setting the parameters within which the premises may operate. Conditions must be precise and enforceable.

In view of the above Police would ask the applicant to consider the following worded conditions to assist with addressing the licensing objectives in particular that of prevention of crime and disorder.

1. That a digital CCTV system shall be installed at the premises, shall be maintained in full working order and shall be continually recording at all times that the premises are in use. The CCTV system must be capable of capturing a clear facial image of every person who enters the premises. The CCTV system shall be correctly time and date stamped at all times. The CCTV system shall cover all interior and exterior areas of the premises, including the frontage of the premises, and shall collect clearly defined / focused footage.
2. That all CCTV footage shall be kept for a period of thirty-one (31) days and shall be made immediately available to police or responsible authority officers on request
3. That a member of staff shall be on duty at all times that the premises are in use, who is trained in the use of the CCTV system and who is able to view, and download to a removable storage device, CCTV footage at the immediate request of responsible authority officers.

4. That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers advising to the effect that CCTV is in operation at the premises. The signage shall be kept free from obstructions at all times.
5. That all relevant staff shall be trained in their responsibilities under the Licensing Act 2003, the promotion of the licensing objectives and the terms and conditions of this licence. Records pertaining to such training ('the staff training logs') shall be kept at the premises, shall be updated every 6 months and shall be made immediately available to responsible authority officers on request. The training logs shall include the trainee's name (in block capitals), the trainer's name (in block capitals), the date(s) of training and a declaration that the training has been received and understood by the trainee. If the staff training logs are a paper hardcopy, then the signature of the trainee, the signature of the trainer shall be included.
6. That a zero-tolerance policy to illegal drug use will be implemented and maintained at the premises. All relevant staff shall be trained in the implementation of the latest version of the drug policy and details of such training shall be recorded in the staff training logs at the premises.
7. That an incident log shall be kept at the premises to record details of any of the following occurrences at the premises:
  - I. Instances of anti-social or disorderly behaviour
  - II. Calls to the police or other emergency services
  - III. Any complaints received
  - IV. Ejections of people from the premises
  - V. Visits to the premises by the local authority or emergency services
  - VI. Any malfunction in respect of the CCTV system
  - VII. All crimes reported by customers, or observed by staff
  - VIII. Any other relevant incidents

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. 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 responsible authority officers on request. Details of incidents shall be recorded contemporaneously. If the incident log is a paper hardcopy then the signature of the person reporting the incident in the log shall also be included. All relevant staff employed at the premises shall be trained in the use of the incident log. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises.

8. That the sale of alcohol shall cease at least 30 minutes before the premises' closing time, as stated elsewhere in this licence, on each day.
9. That a challenge 25 scheme shall be maintained requiring that staff selling or delivering alcohol request that any customer who looks under 25 years old, and who is attempting to purchase or take receipt of alcohol, provides valid photographic identification proving that the customer is at least 18 years old. Valid photographic identification is composed of a photo driving licence, passport, UK armed services photo ID card, any Proof of Age Standards Scheme (PASS) accredited card (such as the Proof of Age London (PAL) card) or any age verification card accredited by the Secretary of State.
10. That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons (including the prevention of 'proxy sales') and the challenge 25 scheme in operation at the premises. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises and be made immediately available for inspection at the premises to council and / or police officers on request.
11. That clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.

12. That a register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be used to record details of all refused sales of alcohol. The register shall be kept / be accessible at the premises at all times. If the refusals register is a paper document, then it shall be clearly and legibly marked on the front cover as a register of refused alcohol sales, with the address of the premises and the name of the licence holder. The register shall be made immediately available for inspection at the premises to council or police officers on request.
13. That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers, at all exits from the premises and in any external areas, requesting to the effect that customers leave the premises and locale in a quiet and orderly manner with respect to local residents. Such signage shall be kept free from obstructions at all times.
14. That a dispersal policy to assist with patrons leaving the premises in an orderly and safe manner shall be devised and maintained regarding the premises. A copy of the dispersal policy shall be accessible at the premises at all times that the premises are in operation. The policy should include (but not necessarily be limited to) the following:
  - I. Details as to how customer / staff egress at the premises shall be managed to minimise causing nuisance.
  - II. Details of public transport in the vicinity and how customers will be advised in respect of it.
  - III. Details of the management of taxis to and from the premises.
  - IV. Details of the management of any 'winding down' period at the premises.
  - V. Details of the use of security and stewarding in respect of managing customer dispersal from the premises.
  - VI. Details of any cloakroom facility at the premises and how it is managed.
  - VII. Details of road safety in respect of customers leaving the premises.
  - VIII. Details of the management of ejections from the premises.
  - IX. Details as to how any physical altercations at the premises are to be managed
  - X. Details of how refuse / waste in the local vicinity arising through the operation of the premises will be cleared up (e.g. flyer clean up, post event clean up).

All relevant staff employed at the premises shall be trained in the latest version of the dispersal policy. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises. 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.

15. That clearly legible signage stating the premises' opening and closing times will be prominently displayed where it can easily be seen and read from the exterior of the premises. Such signage shall be kept free from obstructions at all times.
16. That alcohol shall not be sold or supplied on the premises otherwise than to persons taking table meals or substantial food there, and for consumption by such persons as ancillary to their meal

The metropolitan police object to the granting of this Premises license in its current form. The applicant has provided some control measures, but these do not sufficiently cover the licensing objectives, in particular, to that of Prevention of Crime and disorder, and anti-social behaviour. Police are open to working with the Applicant to progress the application.

Submitted for your consideration.

Yours Sincerely,  
 PC Walter MINKA AGYEMAN  
 Licensing Officer - Southwark Police Licensing

**From:** Jerrom, Charlie [REDACTED]

**Sent:** Friday, February 20, 2026 8:41 AM

**To:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** New Premises Application, Sotto London Ltd, 4 Tanner Street London, SE1 3LD Ref:88292

Trading Standards as a responsible authority are in receipt of a New Premises Licence Application from, Sotto London Ltd, 4 Tanner Street London, SE1 3LD. Trading Standards as a responsible authority are making representation in respect of this application under all the licensing objectives, but primarily the protection of children from harm.

In the general description this is:-

The premises is a roughly 2000 sq/f ground floor commercial unit which will operate across a single floor, open plan with a small commercial kitchen (with electric pizza oven), a small bar used for the dispense of alcoholic / soft drinks. There will be two drinks fridges on display, two toilets and a food preparation area. The rest of the floor space will be taken up with tables and chairs for customers, as well as a large communal dining table.

The opening hours are to be:-

Mon 12:00 23:00

Tues 12:00 23:00

Wed 12:00 23:00

Thur 12:00 23:00

Fri 12:00 23:00

Sat 12:00 23:00

Sun 12:00 23:00

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

Mon 12:00 23:00

Tues 12:00 23:00

Wed 12:00 23:00

Thur 12:00 23:00

Fri 12:00 23:00

Sat 12:00 23:00

Sun 12:00 23:00

Trading Standards would like to see more information with the proposed conditions provided in relation to the protection of children from harm. Trading Standards therefore asks that the following conditions be agreed by way of tidying up these matters.

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

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

4AB - That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons (including the prevention of 'proxy sales') and the challenge 25 scheme in operation at the premises. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises and shall be made immediately available for inspection at the premises to authorised officers on request.

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

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

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

Charlie Jerrom  
Enforcement Officer  
Trading Standards

## OTHER PERSON A

**From:** [REDACTED]  
**Sent:** Wednesday, March 25, 2026 3:56 PM  
**To:** Regen, Licensing [REDACTED]  
[REDACTED]  
**Subject:** Representation – Premises Licence Application, 4 Tanner Street SE1 3LD

Dear Licensing Team,

I am writing to make a representation regarding the premises licence application for [REDACTED] Tanner Street, SE1 3LD. I am a resident living within the building above the ground floor premises and have concerns relating to the prevention of public nuisance.

When entering into our tenancy agreement, the premises below were represented as office use. The proposed change to a restaurant serving alcohol raises concerns about the potential impact on our residential amenity.

The building contains five residential flats above the premises, with the first-floor flats directly above the proposed restaurant and our flat on the [REDACTED]. Any noise from customers, music, kitchen equipment, or vibration is therefore likely to impact multiple households. This increases the risk of public nuisance, particularly during evening hours when residents expect quiet enjoyment of their homes.

My concerns are as follows:

1. Customer disturbance

The sale of alcohol until 22:30 may increase noise from patrons entering and leaving the premises, congregating outside, and potential anti-social behaviour. As residents live directly above, we are particularly concerned about noise transmission into our homes, especially in the evening.

2. External smoking and congregation

There is no clarification on whether customers will be permitted to smoke outside. Noise from customers congregating outside, talking, and smoking late in the evening could significantly impact residents above and nearby.

3. Noise from inside the premises

The application does not reference recorded music or sound management. Given our proximity directly above, we are concerned about noise, including bass frequencies, travelling upwards and causing disturbance, particularly during evening hours.

4. Vibration transmission

We request clarification on measures to prevent vibration from amplified sound, kitchen extraction systems, or general operational activity from impacting residential properties above.

5. Deliveries, servicing and waste

No information has been provided regarding delivery times, waste collection, or bottle disposal, all of which could create additional nuisance for residents.

6. Pest concerns

Since building works commenced to convert the premises, residents in the building have experienced mice activity which was not previously an issue. This raises concerns

about waste storage, food handling, and pest control once the premises is operating as a restaurant. Without strict conditions relating to refuse storage, collection, and pest management, this could contribute to public nuisance and hygiene issues affecting the residential flats above.

Given these concerns, I respectfully request that the licensing authority either refuse the application or apply appropriate conditions, including:

- No external drinking or smoking area
- No amplified music, or installation of a sound limiter agreed with Environmental Health
- Measures to prevent vibration transmission to residential flats
- Restricted hours for alcohol sales in line with residential amenity
- No disposal of bottles or waste during evening or early morning hours
- Controlled delivery and collection times
- Sealed commercial waste storage and no external waste left overnight
- A pest control management plan prior to opening
- A customer dispersal policy to minimise disturbance

I would appreciate confirmation that this representation has been received.

Thanks

████████████████████

██

**From:** [REDACTED]

**Sent:** Monday, March 9, 2026 4:34 PM

**To:** Regen, Licensing [REDACTED]

[REDACTED]

[REDACTED]

**Subject:** REPRESENTATION AGAINST PREMISES LICENSE, 4 TANNER STREET, SE1 3LD

We write to make a representation against the application for a premise licence at the ground floor, [REDACTED] Tanner Street, London SE1 3LD (application NO. 888292 )

We are the leaseholder of [REDACTED] (of a total of 5 flats) directly above the proposed licence premises.

Our representation is made on the ground of the prevention of public nuisance.

The Premises :

The ground floor has for decades been in use only as an office ( class E ) in this highly visible and distinct stand-alone 4 story building of historical character and importance within Tanner Street Park.

Noise nuisance :

The introduction of a licensed premises in this building inclusive sale of alcohol below a significant number of residential flats will certainly cause from multiple sources:

Patron noise within as well as outside the premises, direct activity on the street usually associated with licence premises, deliveries, operating late for 7 days a week, deliveries of supplies and other goods, waste collection, disposal of glass bottles etc etc.

Taking the above mentioned into consideration as well as written from others involved. We would appreciate before any final decision granted to be involved in discussing any necessary condition to promote the prevention of public nuisance.

Please send all communication to our email addresses. Thank you.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## OTHER PERSON C

**From:** [REDACTED]  
**Sent:** Thursday, March 5, 2026 10:35 PM  
**To:** Regen, Licensing [REDACTED]  
**Subject:** Re: Representation against premises license, 4 Tanner Street SE1 3LD

please see attached in relation to our comment on Crol&Co - a video taken just this evening to illustrate the noise nuisance

Sent from my iPhone

> On 5 Mar 2026, at 15:02, [REDACTED] wrote:  
>  
> We write to make a representation against the application for a premises licence at the ground floor, 4 Tanner Street, London SE1 3LD (Application No.888292).  
>  
> We are the residential long leaseholders of one of the 5 flats directly above the proposed licensed premises- which proposed licensed premises constitute c. 25% by GIA of an otherwise entirely residential block.  
>  
> Our representation is made on the ground of the prevention of public nuisance.  
>  
> The premises  
>  
> The ground floor is currently vacant and was last used as offices (Class E). It comprises the ground floor of a highly visible and distinct stand-alone four storey building of historical character and importance surrounded by a public park. To our knowledge it has never been used other than as warehouse or office.  
>  
> Noise nuisance  
>  
> The introduction of a licensed premises in this building for the sale of alcohol directly below a significant number of residential flats will cause noise nuisance from multiple sources:  
> — Patron noise within the premises: conversation, laughter, and raised voices associated with alcohol consumption, transmitted through the floor/ceiling structure into the flat above. The existing building, a former warehouse, was converted for office and residential mixed use and does not have sound insulation adequate for a licensed premises. Further, you will be aware that various residents within this building (ourselves included) have made complaints to your body about noise emanating from Crol & Co, some 50 metres from this building. It goes without saying that any comparable level of noise within our building itself will be intolerable.

> — Patron noise outside the premises: customers arriving and departing, congregating outside to smoke, waiting for taxis, and general activity on the street associated with a licensed premises operating until 23.00 seven days a week

> — Deliveries: regular deliveries of alcohol, supplies, and other goods, and the associated vehicle movements.

> — Waste collection: disposal of glass bottles and other waste, which is a particularly intrusive source of noise

>

> The fact that the building was neither designed nor converted for or in contemplation of any use other than mixed office/residential results in it falling some way short of the necessary standards and specifications (eg noise attenuation, delivery access, bottle waste storage and disposal facilities) expected of a commercial restaurant with alcohol licence.

>

> In the unlikely event that the sub-committee is minded to grant the licence, we respectfully request the opportunity to put forward/discuss necessary conditions to promote the prevention of public nuisance, including hours restrictions, delivery time restriction and noise management solutions.

>

> We would wish to attend and speak at any hearing of this application.

>

████████████████████  
████████████████████  
████████████████████

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

4 March 2026

**The Licensing Service**

Hub 1, 3rd Floor  
160 Tooley Street  
London SE1 2QH

[REDACTED]

**RE: FORMAL OBJECTION — Premises Licence Application No. 888292 —  
Sotto London Ltd, 4 Tanner Street, London SE1 3LD**

Dear Licensing Officer,

I write on behalf of myself and my fellow flat owner at [REDACTED] 4 Tanner Street, London SE1 3LD to formally object to the above-referenced application for a premises licence authorising the sale of alcohol by retail, submitted by Sotto London Ltd in respect of the restaurant proposed at the ground floor of our building (Licence Application No. 888292).

We submit this representation as persons who live in the vicinity of the premises, pursuant to section 18(6) of the Licensing Act 2003. Our objections are made on the grounds of the two licensing objectives set out below, as established under section 4 of the Act.

**1. Prevention of Crime and Disorder**

We are seriously concerned that granting this licence will increase crime and disorder in and around our building. The restaurant premises share the same entrance structure and communal areas as the residential flats directly above. Licensed alcohol-serving venues in similar locations have been shown to generate:

- Increased antisocial behaviour, including verbal altercations and fighting, particularly late in the evening and in the early hours of the morning.
- Opportunistic criminal activity such as theft, vandalism and damage to property, including shared communal areas and residents' vehicles.

- Gatherings of intoxicated individuals on or immediately outside the premises, in areas adjacent to or shared with the residential entrance.

We note that the applicant's operating schedule does not adequately address how they intend to prevent crime and disorder, and does not propose sufficient door supervision or CCTV arrangements to address these risks.

## **2. Prevention of Public Nuisance**

Residents of the flats above will be directly and materially affected by the nuisance associated with licensed alcohol sales. Our specific concerns are:

- Noise disturbance: Music, amplified sound and the noise generated by patrons — both inside and outside the premises — will permeate into residential flats, particularly during evening and night-time hours, undermining residents' right to quiet enjoyment of their homes.
- Odours and litter: The operation of a licensed venue is likely to result in increased waste and associated odours affecting the communal areas and entrances shared with residents.
- Dispersal of patrons: At closing time, patrons leaving the premises are likely to congregate directly outside the building, generating noise and disruption outside residents' homes.
- Deliveries and servicing: Alcohol supply deliveries and waste collection may cause disturbance at unsociable hours.

We respectfully submit that the proposed hours of licensable activity are incompatible with the proximity of the premises to residential accommodation, and that the applicant's operating schedule contains insufficient measures to mitigate these nuisances.

We draw the Sub-Committee's attention to a directly comparable situation at Croll & Co, a restaurant located nearby. Since Croll & Co began operating, our tenants at 4 Tanner Street have been subjected to persistent noise disturbance, including amplified music and the sound of patrons gathered outside, audible from within the flat at late hours. The grant of a further alcohol licence at the ground floor of our own building would compound this existing problem considerably, and we submit that the Sub-Committee should weigh this local precedent carefully when assessing the likely impact of the proposed licence.

## **Conclusion and Relief Sought**

For the reasons set out above, we urge the Licensing Sub-Committee to refuse this application.

In the alternative, should the Sub-Committee be minded to grant a licence, we request that the following conditions be imposed as a minimum:

- Alcohol sales ceasing no later than 9:30pm Sunday to Thursday and 10:30pm Friday and Saturday.
- No alcohol to be consumed outside the restaurant premises at any time.
- No tables, chairs or any seating to be placed on the pavement or any area immediately adjacent to the building.
- All doors and windows of the premises to be kept closed after 9:00pm, except for the purposes of customer entry and exit.
- Deliveries to the restaurant to be restricted to between 8:00am and 6:00pm Monday to Saturday only, with no deliveries permitted on Sundays or bank holidays.
- A Noise Management Plan to be submitted to and approved in writing by Southwark Council's Environmental Protection Team before the premises open to the public, with all operations conducted in accordance with the approved plan thereafter.
- A scheme of sound insulation to be designed, installed and independently verified between the licensed premises and the residential flats above, to a specification approved by Southwark Council's Environmental Protection Team, prior to the commencement of any licensable activity.
- A robust dispersal policy directing patrons away from the residential entrance and communal areas.
- CCTV covering all entrances, exits and areas adjacent to residential access points, with footage retained for a minimum of 31 days.
- A direct out-of-hours contact number for the premises manager to be provided to all residents in the building.
- No amplified music or regulated entertainment audible from within the residential flats above.
- Clear physical segregation of the restaurant entrance from the residential entrance and communal areas.

We request the opportunity to address the Sub-Committee at any hearing of this application and ask to be notified of the date, time and venue of any such hearing.

Thank you for your consideration of this objection. Please do not hesitate to contact us if you require any further information.

Yours faithfully,

[REDACTED]

[REDACTED]



## OTHER PERSON E

[REDACTED]

The Licensing Service  
Hub 1, 3rd Floor  
160 Tooley Street  
London SE1 2QH

By email to: [REDACTED]

4th March 2026

Dear Sir/Madam,

**Re: Application No. 888292 -- Sotto London Limited, 4 Tanner Street, Bermondsey, London SE1 3LD**

I wish to make a representation against the above application for a premises licence. My representation relates to the prevention of public nuisance.

I am the leaseholder of [REDACTED] at 4 Tanner Street -- the flat directly above the proposed restaurant, with street-facing bedroom windows right above where the entrance will be. I have owned this property since 1999. My late partner lived in the flat for around twenty years, and I was regularly there throughout that time. I know this building and the local environment very well.

For as long as I have known it, the ground floor has been used as offices. What this meant in practice was that by early evening and at weekends, the commercial part of the building went quiet and the building became entirely residential in feel. That has been the character of the building for decades, and it is what five households above the ground floor have based their lives around.

One thing I want to draw attention to is how sound carries in this building. It is a converted warehouse, not a purpose-built block of flats. Even now, with the ground floor being fitted out, I can stand in Flat 1 and clearly hear the builders talking and their radio playing. I appreciate that soundproofing hasn't been installed yet, but that is precisely my point -- the starting condition of this building is one where sound travels readily through the structure. Indeed, I remember how noisy it used to be here when lorries were driving past when the Shard was being built... the whole building would vibrate. I make this point as restaurant noise is not just conversation: it is extraction equipment running for hours, music, glasses and crockery, chairs on hard floors, and the general hum of a busy room. I have serious doubts that soundproofing applied to the ceiling downstairs can adequately stop noise carrying through a building constructed this way. This is not a solid building but a historical warehouse conversion, never built to block sound, and this was never a problem when the ground floor was quiet offices. Even the street has become quieter since the one-way traffic system was introduced, increasing the quality of life for those living in 4 Tanner Street.

What also concerns me most about this application is the sheer relentlessness of the proposed hours. Alcohol sales from midday to half past ten, every single day, with no break at all. For the occupants of [REDACTED] -- directly above the restaurant entrance -- there would simply be no respite. And it is not just what happens inside the premises. Customers coming and going throughout the evening, congregating outside, taxis, raised voices as people

leave, many tipsy -- all of this will be funnelled right past the bedroom windows of my flat, which sit immediately above the entrance. And in the warmer weather, people will be chatting outside if they are having a smoke or waiting to go in. My windows are the originally 1997 single glazed windows and so everything will be heard and it will no longer be a quiet residential space.

There is also the matter of waste. A restaurant serving alcohol seven days a week will produce a considerable volume of glass. Anyone who has lived near a restaurant knows what bottle disposal sounds like. Whether that happens late at night when staff are closing up or early in the morning with commercial collections, it is a source of real disturbance — and again, [REDACTED] is right there above everything.

I should add that 4 Tanner Street sits within the Bermondsey Street Conservation Area, next to Tanner Street Park. It is a small, freestanding building — five residential flats above a single ground-floor unit. This is not a large commercial block. Granting an unrestricted seven-day alcohol licence for a premises of this kind, in a converted warehouse-type brick building of this antiquity, which so easily conducts sound and vibration through the very walls, with residents living directly overhead, feels wholly disproportionate to me. Only those who have lived in this fragile building will know its character, and how it does not suit the opening of a loud and relentless 7-day-a-week alcohol-serving premises. This will be a considerable nuisance for those living here.

I am happy to attend any hearing relating to this application should that be helpful.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

From: [REDACTED]

Sent: Sunday, March 15, 2026 4:57 PM

To: Regen, [REDACTED]

Subject: Re: Application No. 888292 -- Sotto London Limited, 4 Tanner Street, Bermondsey, London SE1 3LD

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The Licensing Service

Hub 1, 3rd Floor

160 Tooley Street

London SE1 2QH

[REDACTED]

14th March 2026

Dear Sir/Madam,

Re: Application No. 888292 -- Sotto London Limited, 4 Tanner Street, Bermondsey, London SE1 3LD

Supplementary representation -- further evidence

I wrote to you on 4th March 2026 making a representation against the above application on the grounds of public nuisance and high noise levels in the flat that I own above. I am writing again briefly because I have since received further information from the freeholder that I believe is relevant to your consideration of this alcohol application.

On 9th March 2026, the freeholder's agent -- Verum Domus -- sent an email to all leaseholders at 4 Tanner Street with updated information on what is happening downstairs, and it included a final plan which I will include here. In the email, Verum Domus stated that the proposed restaurant opening hours would be 12:30 to 22:00. However, the licensing application posted on the premises a week earlier seeks the right to sell alcohol from 12:00 to 22:30, seven days a week. The alcohol licence would therefore begin half an hour before the restaurant opens, and extend half an hour after it closes. This discrepancy suggests that the premises intends to sell alcohol independently of food service -- in other words, to operate in part as a bar. So this isn't just a quiet "restaurant" as Verum Domus is trying to present it to us as, but it is very much a bar-restaurant, which would be consistent with the restaurateur's other establishments.

This is supported by their design document for the restaurant, which was attached to the same email from the freeholder. I include a copy of this document with this letter/email. I would particularly like to highlight the following:

Page 13 (marked layout) shows the proposed layout plan. It clearly labels a "Bar" area with wine fridges, drinks storage, and counter seating. This bar area, together with the communal seating adjacent to it, occupies a substantial portion of the ground floor -- comparable in size to the main dining area. The layout also includes a separate "Wine Service" area near the entrance.

Then if you go to pages 15 and 16, you see computer renderings of the planned bar area. A "mirror menu" is visible listing Negroni, House Spritz, House White, House Red, and Fizz. This is a cocktail and drinks menu, not a food menu, and indicates the intent of that half of the "restaurant".

Taken together, the discrepancy between the stated restaurant hours and the licence application hours, the prominent bar area shown in the operator's own plans, and the cocktail menu displayed in the renders all point to a premises that will function

significantly as a drinking establishment, not merely a restaurant where alcohol accompanies food.

From the design documents, it clearly has a stand-alone bar.

This reinforces the concerns I raised in my original representation. The impact of a bar-restaurant operating seven days a week directly beneath five residential flats, with alcohol service extending beyond food service hours, is materially different from a straightforward restaurant serving alcohol. The potential for public nuisance -- patron noise, late noise as patrons leave, and street-level disturbance outside the entrance directly below the bedroom windows of my flat -- is correspondingly greater.

My concern is that once the alcohol licence is granted, the bar-restaurant could slowly morph more and more towards being mostly a bar. Looking at the other restaurants owned by the restaurant owner, the bar is the central component of his establishments. All this has been played down by Verum Domus, and they are still referring to Sotto as a "restaurant" in their emails despite attaching clear plans for a bar-restaurant with longer alcohol hours.

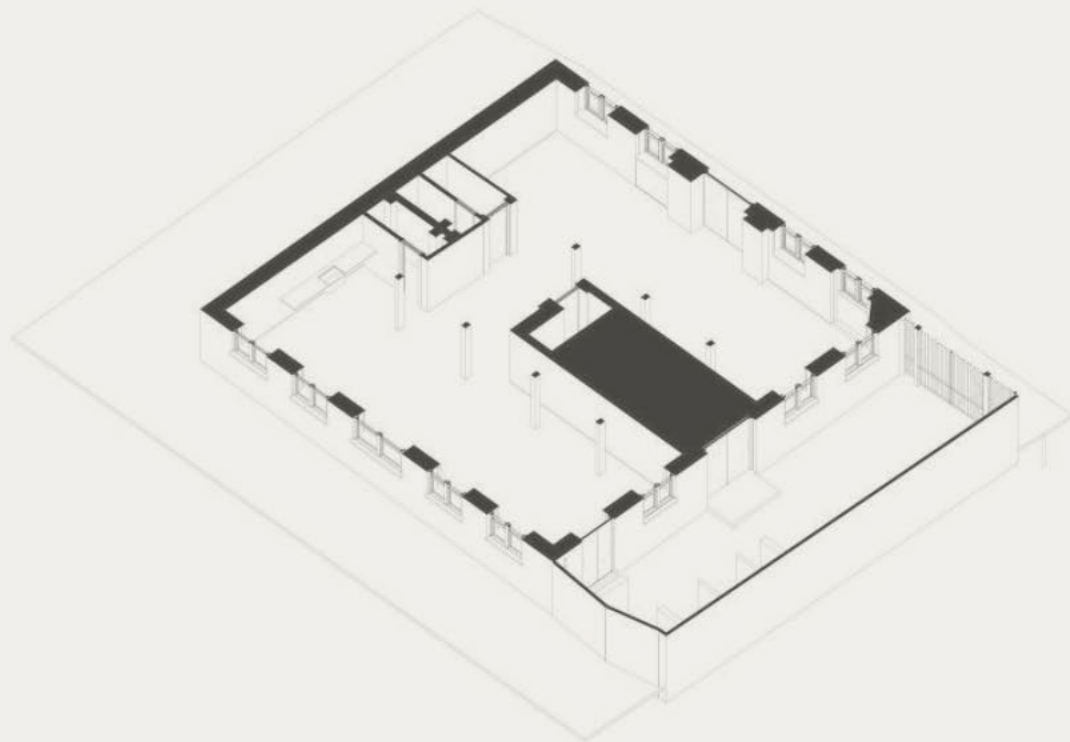
I would be grateful if this supplementary representation and the enclosed design document could be considered alongside my original letter of 4th March 2026.

Yours faithfully,

██████████

██████████████████

**SOTTO**





Concept

The design of the interior will reflect the artisan process and hand made energy of the restaurant's offering.

Pared back, simple strong gestures. With modern detailing in classic materials.

The key ideas lay in craftsmanship, honesty in materiality and authenticity in its reflection of location and community.

Few ingredients, done well.

# AMBIENCE



Classic touches, hand printing on menus



Varied seating typologies to give more casual, faster paced options



A classical, slightly italian nostalgic palette



Traditional tones and materials used in Modern way



Vintage, brutalist blocky inspired furnishing



Modern, interesting shaped pendants and wall lights



Warm, cherry timber furniture with strong shapes accentuating craftsmanship



Classic materiality and design



Large communal tables, warm and cosy



Resin coloured floor in clean areas

Timber framed doors, functional and Beautifully designed



Open kitchen to have thoughtful details



Materiality ties into the remaining space

# Palette & Texture

Wall Finishes



Revealed Brick



Stucco / textured finish then painted



Resin Accent Floor



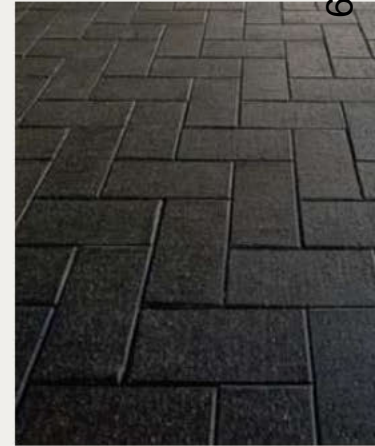
Lemon accents



Light Mahogany | Cherry finish furniture



Lighter Ash accents



Black Quarry Tiles

## Palette & Texture



Sheer, starched cafe curtain  
With cut outs

Mahogany stained timber

Tan wall colour

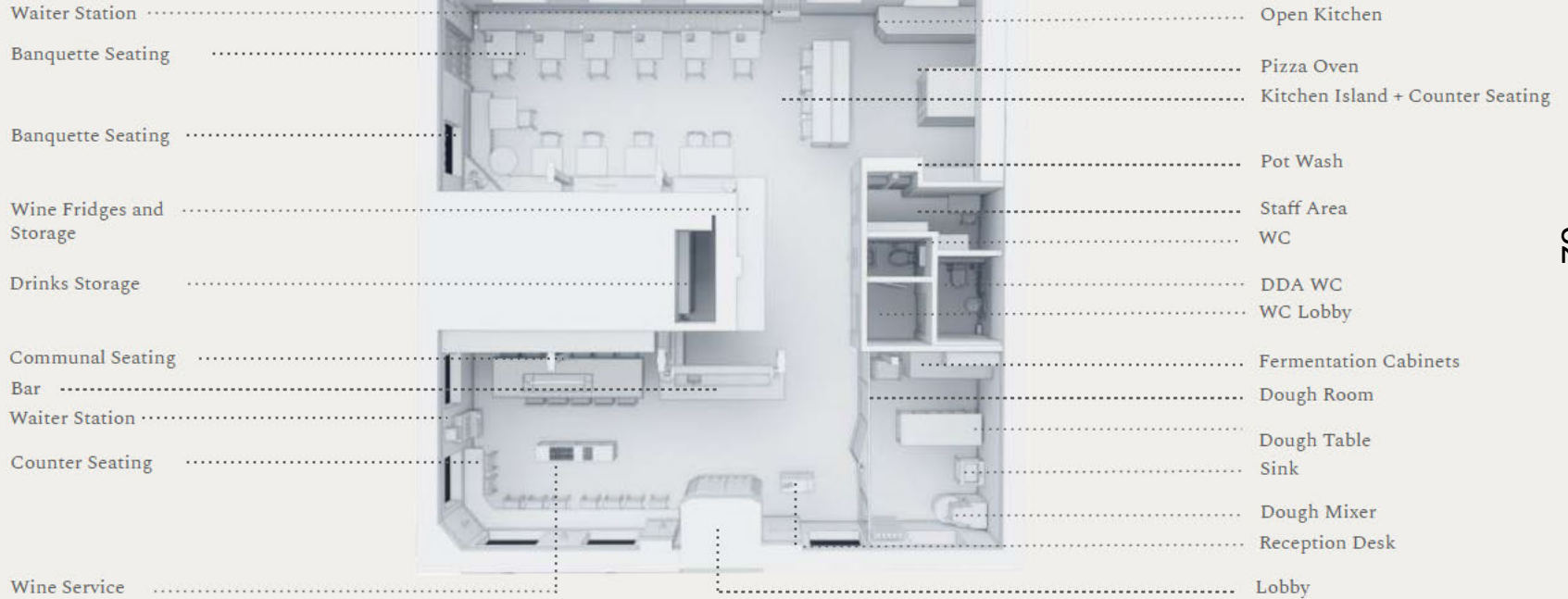
Heavy entrance curtain  
Areas of upholstery

Orbitally brushed stainless steel  
Kitchen (vs zinc)

Lemon yellow lacquered  
furniture

Fresh, white glossy tile  
Kitchen areas

## VISUALS



## VIEWS



Revert to original  
mirror menu















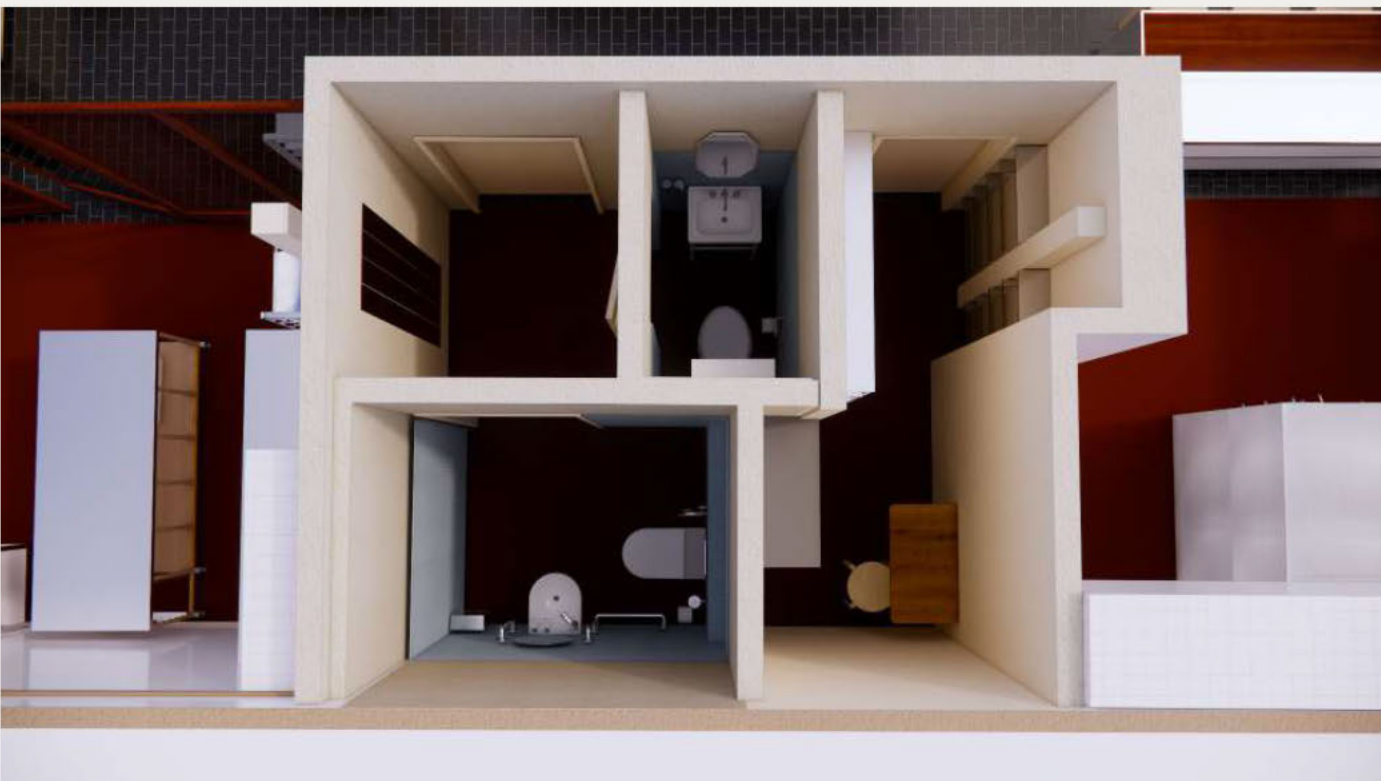




Drop off recess

Steel bar





FACADE VIEW

Burnt Red  
*To match internal flooring*





Mirrored backing  
Hand written Sotto on mirror  
LED illuminated  
Powder coated metal



Beautiful shaped hanging planters with a mix of planting and edible herbs

**SOTTO**

79

We are writing to make objections to the application for a premises license for the ground floor, 4 Tanner Street, London SE1 3LD (Application No.888292).

We are the residential long leaseholders of one of the 5 flats directly above the proposed licensed premises- which proposed licensed premises constitute c. 25% by GIA of an otherwise entirely residential block. We have lived here since 2013 and it is our home.

Our representation is made on the ground of **the prevention of public nuisance.**

### **The Street**

Tanner Street currently has one food/alcohol outlet. The area is predominantly residential with some offices on the ground floors. It is different from the adjoining Bermondsey Street which has many cafes and restaurants. It is important to maintain that difference. Moreover, the junction of Bermondsey Street and Tanner Street has heavy traffic with trucks, cars, electric bikes and scooters as well as cyclist and pedestrians converging at that point. They all meet on a very dangerous junction. Sometimes trucks have to reverse back up Bermondsey Street to negotiate the tight turn into Tanner Street. The busy cycle lanes go against the one-way system. There is a serious accident waiting to happen particularly with diners sat outside Casse Croute at the junction. Southwark Council have been informed of this. Nothing has happened. Tanner Street cannot be reduced in width to avoid pedestrian congestion outside of #4 as it is already at traffic capacity at "rush" hours.

### **The premises**

The ground floor is currently vacant and was last used as offices (Class E). It comprises the ground floor of a highly visible and distinct stand-alone four story building of historical character and importance surrounded by a public park. It has never been used other than as warehouse or office.

### **Noise nuisance**

The introduction of a licensed premises in this building, for the sale of alcohol, directly below a significant number of residential flats, will certainly cause noise nuisance from multiple sources:

1. Deliveries: regular deliveries of alcohol, supplies, and other goods, and the associated vehicle movements. Where will they park? What will be the impact on current and future traffic?

2. Patron noise outside the premises: customers arriving and departing, congregating outside to smoke, waiting for taxis, and general activity on the street associated with a licensed premises operating until 23.00 seven days a week.
3. Patron noise within the premises and raised voices associated with alcohol consumption, will lead to them being heard through the floor/ceiling structure into the flat above at times when residents need to sleep. The existing building, a former warehouse, was converted for office and residential mixed use and does not have sound insulation adequate for a licensed premises. We have made complaints to your body about noise emanating from Crol & Co, some 50 metres from this building. It goes without saying that any comparable level of noise within our building itself will be intolerable.
4. We believe that other residents have also complained to the Southwark Council Noise Team about Crol & Co with no response. It is particularly bad on Wednesday, Thursday, Friday and Saturday nights with people drinking and talking very loudly on the pavement on both sides of the street in fine weather and blocking pedestrians. The staff seem to have no control over the often-raucous behaviour of the Cafes clientele. If a similar situation develops below our flat, it will result in many more complaints.
5. Waste collection: disposal of glass bottles and other waste, which is a particularly intrusive source of noise. Where will waste (including food) be deposited from the planned restaurant? We have the rights to park two vehicles in the courtyard so that area is unavailable for waste bins for for the restaurant. There is already a rodent problem in the building, having a restaurant in the building will only exacerbate this.
6. The fact that the building was neither designed nor converted for any use other than mixed office/residential means it is falling some way short of the necessary standards and specifications (e.g. noise, delivery access, bottle and food waste storage and disposal facilities) expected of a commercial restaurant with alcohol license.

If the sub-committee wishes to grant the license, we request the opportunity to discuss the conditions needed to prevent public nuisance, including hours restrictions, delivery time restriction and noise management solutions.

We would wish to attend and speak at any hearing of this application.

[REDACTED]

# 4 TANNER STREET LONDON SE1 3LD

# APPENDIX D



<b>Meeting Name:</b>	Licensing Sub-Committee
<b>Date:</b>	18 June 2026
<b>Report title:</b>	Licensing Act 2003: Kent Restaurant & Lounge, First Floor, 516 Old Kent Road London SE1 5BA
<b>Ward(s) or groups affected:</b>	Old Kent Road
<b>Classification:</b>	Open
<b>Reason for lateness (if applicable):</b>	Not applicable
<b>From:</b>	Strategic Director of Environment, Sustainability and Leisure

## RECOMMENDATION

1. That the licensing sub-committee considers an application made by Kent Restaurant & Lounge Ltd for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Kent Restaurant & Lounge First Floor 516 Old Kent Road London SE1 5BA.
2. Notes:
  - a) This application forms a new application for a premises licence, submitted under Section 17 of the Licensing Act 2003. The application is subject to representations from two responsible authorities, namely the Police, the Council's Environmental Protection Team (EPT) and 10 further representations from other persons which remain outstanding. Therefore, the application is referred to the licensing sub-committee for determination.
  - b) Paragraphs 8 to 11 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application is attached as Appendix A.
  - c) Paragraphs 12 to 24 of this report deal with the representations submitted in respect of the application. Copies of the representations submitted are attached in Appendices C and D of this report. A map showing the location of the premises is attached to this report as Appendix L.
  - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing procedure, has been circulated to all parties to the meeting.

## BACKGROUND INFORMATION

### The Licensing Act 2003

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

## KEY ISSUES FOR CONSIDERATION

### The premises licence application

8. On 23 March 2026, Kent Restaurant & Lounge Ltd applied for a premises licence to be granted under the Licensing Act 2003 in respect of the premises to be known as Kent Restaurant & Lounge First Floor 516 Old Kent Road London SE1 5BA. The premises and purpose are described within the application verbatim as:

“Kent Restaurant & Lounge is a Wine Bar & Restaurant located on the first 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 in line 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.

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 likeminded 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.”

9. The hours applied for are summarised as follows:

- The provision of regulated entertainment in the form of Plays, Films, Indoor sporting events, Live music, Recorded music, Performance of dance and Anything of a similar description to that falling within live music, recorded music or performance of dance (Indoors)
  - Sunday to Wednesday from 07:00 to 02:00
  - Thursday to Saturday from 07:00 to 03:30
- Late Night Refreshment (Indoors and Outdoors)
  - Sunday to Wednesday from 23:00 to 02:00
  - Thursday to Saturday from 23:00 to 03:30
- Sale of Alcohol (On and Off)
  - 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
- Opening hours
  - Sunday to Wednesday from 07:00 to 02:00
  - Thursday to Saturday from 07:00 to 03:30

- Non-standard timings 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 hours.
    - To remain open for one additional hour on a Bank holiday weekend Friday and Saturday, Maundy 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).
    - From the start of the permitted hours on New Year's Eve until the end of the permitted hours on New Year's Day.
10. The premises licence application form provides the applicant's operating schedule. Parts A, B, C, E, F, G, H, I, 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. A copy of the application is attached to this report as Appendix A.
11. A list of conditions consistent with the applicant's operating schedule submitted with the application is attached to this report as Appendix B.

### **Designated premises supervisor (DPS)**

12. The proposed DPS is Gilbert Lue-Kong who holds a personal licence with the London Borough of Lewisham.

### **Representations from responsible authorities**

13. Representations were submitted by two responsible authorities, namely the Metropolitan Police Service and the council's environmental protection team (EPT).
14. The representation from the police was submitted in relation to all of the licensing objectives, with particular emphasis on the prevention of crime and disorder. The representation raises concerns regarding the excessive hours sought, which exceed those recommended within the council's Statement of Licensing Policy for premises located in a residential area. It further highlights the premises' history of crime and disorder, issues of noise nuisance, and a lack of confidence in the management of the venue due to a history of non-compliance and failure to promote the licensing objectives.

15. The representation from EPT raises concerns regarding the hours sought and states that, if the application is granted as applied for, it is likely to give rise to noise nuisance, resulting in an adverse impact on residents in the area. EPT has proposed additional conditions to be attached to the premises licence and a reduction in hours to align with the Council's Statement of Licensing Policy, should the licensing sub-committee be minded to grant the application.
16. The representations from the Police and EPT are attached to this report as Appendix C.

### **Representations from other persons.**

17. There are 10 representations received from other persons.
18. The representations from the other persons include an individual impact statement, followed by a collective community response. They raised concerns that the application is inappropriate for the area and the hours sought is excessive. They state that the previous operation of the premises had led to repeated licensing interventions, suspensions, noise problems, serious disorder and licence revocation. They are also concerned that the application if granted would negatively impact on the physical and mental wellbeing of residents in the local area.
19. The representations from the other persons are attached to this report as Appendix D.

### **Conciliation**

20. The applicant has responded to the representations submitted by the police and other persons. A copy of the correspondence is attached to this report as Appendix E.
21. The applicant stated that they had attempted to engage with their neighbours in respect of the application but no response was received. The case officer requested for the correspondence the applicant intends to share with residents be forwarded to him to be sent to residents, as this approach may be preferable to some residents who do not wish to engage in a face-to-face meeting.
22. The correspondence from the applicant and the response from three of the interested parties are attached to this report at Appendix F.
23. The 12 representations remain outstanding.
24. At the hearing to determine this application the licensing sub-committee will be apprised as to any further conciliation that may have taken place.
25. The conditions consistent with the applicant's operating schedule and those proposed by EPT have been compiled and attached to this application as Appendix G.

## Premises history

26. The premises now operate as Kent Restaurant and Lounge. The premises were previously operated as a licensed venue known as K-Che, which was subject to two expedited reviews due to serious crime and disorder. The incident which prompted the second review was so serious that it led to the revocation of the premises licence.
27. K-Che was also the subject of many complaints from local residents over the time it operated. Prior to K-Che's operation at the location, 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).
28. In February 2016, a premises licence was issued in respect of the premises to K-Che Club Limited. This premises licence was subsequently revoked on 12 May 2021.
29. 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 H.
30. On 25 September 2024 Erico Entertainment Ltd went into liquidation. This resulted in the lapse of the premises licence under s.27 Licensing Act 2003.
31. On 2 December 2024 Kent Restaurant & Lounge 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.
32. On 21 March 2025 Kent Restaurant & Lounge 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.
33. On 1 January 2025, Eric Doe resigned from his position as director of Kent Restaurant & Lounge Ltd.
34. On 20 October 2025, Kent Restaurant & Lounge Ltd applied for a premises licence. This application was withdrawn by the Director Audrey Straker on 26 January 2026 due to a delay in completing the lease agreement in time of the hearing on 27 January 2026.
35. On 9 March 2026, several documents relating to the lease agreement were submitted to the Licensing Authority in advance of this application. Copies of these documents are attached to the report as Appendix I.

### Temporary event notices

36. The table below contains a 12-month history of Temporary Event Notice (TEN):

<b>Applicant</b>	<b>Dates</b>	<b>Activities</b>	<b>Counter Notice</b>
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
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
Aubyn Graham	03/01/2026 to 04/01/2026 from 22:00 to 05:30	Late TEN: The sale by retail of alcohol (on sales), regulated entertainment and LNR for 250 persons	No
Audrey Straker	14/02/2026 to 15/02/2026 from 15:00 to 04:30	Late TEN: The sale by retail of alcohol (on sales), regulated entertainment and LNR for 200 persons	No

<b>Applicant</b>	<b>Dates</b>	<b>Activities</b>	<b>Counter Notice</b>
Audrey Straker	14/03/2026 to 15/03/2026 from 16:00 to 05:00	Late TEN: The sale by retail of alcohol (on sales), regulated entertainment and LNR for 165 persons	No
Audrey Straker	21/03/2026 to 22/03/2026 from 16:00 to 04:00	The sale by retail of alcohol (on sales), regulated entertainment and LNR for 200 persons	No
Audrey Straker	16/05/2026 to 17/05/2026 from 15:00 to 04:30	Late TEN: The sale by retail of alcohol (on sales), regulated entertainment and LNR for 200 persons	No

37. On 19 May 2026, other person 7 submitted additional information in support of their representation. They stated that an event held at the premises between 16 and 17 May 2026 was operated in a manner that caused public nuisance and disturbance to nearby residents. They expressed concern that, should the application be granted, it may result in an increased level of public nuisance, particularly during promoted nightclub events at the venue. A copy of their correspondence, together with still images from the video footage provided, is attached to this report as Appendix J.

## Complaints

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

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

39. A witness statement from the Police in relation to an unauthorised event that took place on 1 November 2025 was submitted in support of their representation against this application. The applicant had previously submitted a response to this statement on 4 November 2025. The witness statement from the Police and the response from the premises are attached to this report at Appendix K.

## Map

40. A map showing the location of the premises is attached to this report as Appendix L. The following is a list of licensed premises within 100 metres radius 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**

41. Council assembly approved Southwark's statement of licensing policy 2026-2031 on 18 March 2026 and it came into effect on 19 March 2026.

42. Sections of the statement that are of relevance to the sub-committee's consideration are:

- Chapter 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.
- Chapter 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.
- Chapter 6, paragraphs 112-118 and Appendix B – 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.
- Chapter 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.
- Chapter 8, paragraphs 138-146 – The prevention of crime and disorder. This provides general guidance on the promotion of the first licensing objective.
- Chapter 8, paragraphs 147-151 – Public safety. This provides general guidance on the promotion of the second licensing objective.
- Chapter 8, paragraphs 152-155 – The prevention of public nuisance. This provides general guidance on the promotion of the third licensing objective.
- Chapter 8, paragraphs 162-195 – 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 function 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 the Southwark statement of licensing policy, the Section 182 Guidance and the National Licensing Policy Framework for the hospitality and leisure sectors England and Wales November 2025 when making decisions. The links for these are below.
- Southwark Statement of Licensing Policy:  
[Licensing Act 2003: Statement of Licensing Policy 2026 to 2031](#)
  - Section 182 Guidance (February 2026):  
[Revised guidance issued under section 182 of the Licensing Act 2003 \(February 2026\) \(accessible version\) - GOV.UK](#)
  - National Licensing Policy Framework for hospitality and leisure sectors:  
[National Licensing Policy Framework for the hospitality and leisure sectors - GOV.UK](#)

### **Cumulative Impact Area (CIA)**

45. The premises does not fall within a cumulative impact area (CIA) and it is located in a residential area.
46. Under Southwark's statement of licensing policy 2026 - 2031 the following closing times are recommended as appropriate for premises within residential areas.
- Other drinking establishment:
    - Monday to Sunday is 23:00.
  - Nightclubs are not considered to be appropriate for this area.

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

#### **Community impact statement**

47. 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**

48. 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.
49. Importantly, the council must have due regard to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct; advance equality of opportunity and foster good relations between people who have protected characteristics and those who do not. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The public sector equality duty also applies to marriage and civil partnership, but only in relation to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct.
50. The equalities impact statement for licensing decisions is contained within the Southwark statement of licensing policy 2021 – 2026 at:  
<https://www.southwark.gov.uk/business-and-licences/licences/our-licensing-policie>
51. The equalities impact assessment is available at:  
<https://moderngov.southwark.gov.uk/documents/s92016/Appendix%20F%20-%20Equalities%20Impact%20Assessment.pdf>

## **Health impact statement**

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

## **Climate change implications**

53. Following council assembly on 14 July 2021, the council is committed to considering the climate change implications of any decisions.
54. 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.
55. Examples of such agreements may be:
- Not use single use plastics, such as disposable plastic glasses, when selling alcohol at the premises.
  - Encourage patrons not to drive to venues by providing details of public transport on their webpages/tickets.

56. The council's climate change strategy is available at:

<https://www.southwark.gov.uk/assets/attach/48607/Climate-Change-Strategy-July-2021-.pdf>

### **Resource implications**

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

### **Consultation**

58. 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 a similar notice was exhibited outside of the premises for a period of 28 consecutive days.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

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

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

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

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

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

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

63. 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.

64. 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.

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

- To grant the licence subject to:

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

### **Conditions**

66. 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.
67. The four licensing objectives are:
- The prevention of crime and disorder
  - Public safety
  - The prevention of nuisance
  - The protection of children from harm.
68. 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.
69. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on day time operators.
70. Members are also referred to the Home Office Revised Guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

### **Reasons**

71. 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

72. 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.
73. 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

74. 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.
75. 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.

76. 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.
77. 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.
78. 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.
79. 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.
80. 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.
81. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the magistrates' court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

### **Guidance**

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

### **Strategic Director of Resources**

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

**BACKGROUND DOCUMENTS**

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

**APPENDICES**

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## AUDIT TRAIL

<b>Lead Officer</b>	Aled Richards, Strategic Director of Environment, Sustainability and Leisure	
<b>Report Author</b>	Ola Owojori, Principal Licensing Officer	
<b>Version</b>	Final	
<b>Dated</b>	1 June 2026	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Assistant Chief Executive – Governance and Assurance	Yes	Yes
Strategic Director of Resources	Yes	Yes
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		4 June 2026

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

23/03/2026

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

Ref No. 2552397

## 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

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500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.

- Recorded Music: no licence permission is required for:
    - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
  - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
  - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
    - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
    - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
    - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
    - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
  4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
  5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
  6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
  7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
  8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
  9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
  10. Please list here steps you will take to promote all four licensing objectives together.

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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.

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- 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.

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- 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 EHC 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.

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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

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

£	33250
	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 LTD
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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	

## Applicant Details

Please select whether you are applying for a premises licence as

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<input type="checkbox"/>	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:-

<input type="checkbox"/>	I am carrying on or proposing to carry on a business which involves the use of the  premises for licensable activities
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**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

<input type="checkbox"/>	KENT RESTAURANT & LOUNGE LTD
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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

Contact Details - First Entry

Telephone number	<input type="checkbox"/>
Email address	<input type="checkbox"/>

**Operating Schedule**

When do you want the premises licence to start?

<input type="checkbox"/>	23/04/2026
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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 )

	<p>KENT RESTAURANT &amp; LOUNGE IS A WINE BAR &amp; 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 IN LINE 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</p>
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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

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

Provision of late night refreshment

	i) Late night refreshment
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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

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Sun	07:00	02:00
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State any seasonal variations for performing plays ( 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.

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 )

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.

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 )

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	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. 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 &amp; Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast &amp; 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.</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. 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,</p>
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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.

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)

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 likeminded 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.

**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

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Sat	07:00	03:30
Sun	07:00	02:00

State any seasonal variations for indoor sporting events ( 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. Mournday 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.

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)

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. Mournday 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.

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

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

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 )

	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 performance of live music at different times to those listed. ( Please read guidance note 6 )

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

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.

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)

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.

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

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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)

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.

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 )

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.

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

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

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
--	---

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 )

	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 performance of dance entertainment at different times to those listed. ( Please read guidance note 6)

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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. Mournday 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

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

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

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

ANY OTHER SOCIAL OR COMMUNITY EVENT FALLING WITHIN E, F OR G

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

Indoors

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

ANY OTHER SOCIAL OR COMMUNITY EVENT FALLING WITHIN E, F OR G

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

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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 entertainment of a similar description to that falling within (e), (f) or (g) ( 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. 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 &amp; Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast &amp; 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.</p>
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Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed. ( Please read guidance note 6 )

<p>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 &amp; Tobago, Dominica, Dominican Republic, Guyana, Nigeria, Gambia, Ghana, Liberia, Ivory Coast &amp; 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</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.

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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.

**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
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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. Mournday 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
--	------

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

Day	Start	Finish
-----	-------	--------

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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)

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.

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 )

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.

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

[Consent-of-individual-to-being-specified-as-premises-supervisor.pdf](#)

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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	[REDACTED]
---------------	------------

Address of proposed designated premises supervisor

Street number or Building name	[REDACTED]
Street Description	[REDACTED]
Town	FORESTHILL
County	LONDON
Post code	[REDACTED]

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

Personal licence number ( if known )	[REDACTED]
Issuing authority ( if known )	[REDACTED]

K

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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 ORIENTAINTED ENVIRONMENT.

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 )

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.

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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.

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. 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 on New Year's Day.

M - Steps to promote four licencing objectives

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

Robust Management Policy & Procedures with effective staff training meeting the requirement of the Licensing Act 2003 in upholding the 4 Licensing Objectives.

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 underage 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. We have written this application with awareness that standard mandatory conditions are already in place to meet these objectives, we have met with licencing (WesleyMcAuther) listing 47 conditions also with the police (Mark Lynch) listing 21 conditions and have agreed a full set of conditions that meet the four licencing objectives in full.

These conditions have been sent to support this application submission.

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.

I have copied and paste the police conditions as it would only allow me to upload 1 document. Please see police conditions below we have a few point that we would like to discuss prior to or at the hearing.

1. That after 2300 hrs 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

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supervisors.

4. The SIA registered door supervisors shall be equipped with recording body worn video for all events ending after 23:00 hrs.

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 21:00 hrs 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. \*\*\* Note condition 6 wording has been changed and agreed via e-mail with Mark on 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 prior to or at the hearing.

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.

8. That there shall be no new entry or re-entry to the premises after 0100 hrs with the exception of those that leave to smoke.

\*\*\* Would like to discuss the last entry time at the hearing

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.

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

16. That all off sales shall be made in sealed containers for consumption away from the premises

17. That all off sales shall cease at 0000 hrs

18. That glassware shall not be removed from the premises restaurant area after 2300 hours.

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

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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.

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.

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.

## b) the prevention of crime and disorder

The Staff will be trained in the licensing act of 2003, their responsibility and duty of care regarding customer's & public safety.

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 operate the CCTV System.

Clear signage stating, "CCTV in Operation infrared cameras and well lighted areas are covered including front entrance and exit areas.

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.

Staff training in the sale of alcohol to drunk or intoxicated customers and drug awareness.

Daily and weekly briefing and debriefing with staff.  
Health and Safety, First Aid Training will be provided.

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.

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:

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- 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

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.

A full detailed list of our prevention of crime and disorder conditions that have been agreed are attached to support this application.

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:

- 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

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.

## c) public safety

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.

This measure will be controlled by the security by way of clicker for any DJ or music led or any other major sporting event-taking place/shown to ensure that this level is adhered to.

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

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manage any hazards all training will be recorded.

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.

Emergency exits will be clearly signposted, 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.

'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.

Staff will be trained to effectively use our "Challenge 25 Policy " Free drinking water will be available at all times.

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.

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

## d) the prevention of public nuisance

We have a Noise Management Policy in place; all staff will be trained on the content to ensure our commitment to good noise management.All windows and doors will be kept closed after 23:00, and when regulated entertainment is being performed.

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.

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.

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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.

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 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:

- 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).

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.

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.

Signage with contact telephone number will be displayed for local residents to make contact for complaints or any other matter.

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 up keep has been agreed with Wesley and has been supplied as part of this application.

e) the protection of children from harm

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

That no person under 16 years old shall be permitted on the premises unless  
 (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.

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.  
 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)Poster will be in place to increase awareness of our challenge 25 policy.

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.

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.

## Guidance note 10

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

Please upload a plan of the premises

	<a href="#">_____</a>
--	-----------------------

Please upload any additional information i.e. risk assessments

	<a href="#">Kent-Lounge-proposed-conditions-20-September-2025.docx</a>
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## 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&lt;br&gt; will be rejected.</p> <p>I understand that I must now advertise my application (In the local paper within 14 days of applying</p>
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## Home Office Declaration

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

Please tick to indicate agreement

<input type="checkbox"/>	I am a company or limited liability partnership
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## 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	10093340073, ,
PaymentAmountInMinorUnits	31500
AuthCode	446830
LicenceReference	ks102 94212
PaymentContactEmail	

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

Full name	
Date (DD/MM/YYYY)	23/03/2026
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

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Full name	
Date (DD/MM/YYYY)	23/03/2026
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	██████████ FIRST FLOOR 516 OLD KENT ROAD LONDON SE1 5BA
Telephone No.	
If you prefer us to correspond with you by e-mail, your email address (optional)	████████████████████

## GUIDANCE NOTES

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

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

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

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

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

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

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

**A. General – all four licensing objectives:**

1. That all relevant staff shall be trained in their responsibilities under the Licensing Act 2003, the promotion of the licensing objectives and the terms and conditions of this licence. Records pertaining to such training ('the staff training logs') shall be kept at the premises, shall be updated every 6 months and shall be made immediately available to authorised officers on request. The training logs shall include the trainee's name (in block capitals), the trainer's name (in block capitals), the date(s) of training and a declaration that the training has been received and understood by the trainee. If the staff training logs are a paper hardcopy then the signature of the trainee, the signature of the trainer shall be included.
2. That Messrs Eric Doe, George Omozejele, 888586Alfred Mansaray and Atu Ngoy shall have no involvement in the operation of the premises whatsoever, shall hold no lease or sub-lease (or similar contract) regarding the premises and shall be permanently excluded from the premises.

**B. The prevention of crime and disorder:**

3. That a digital CCTV system shall be installed at the premises, shall be maintained in full working order and shall be continually recording at all times that the premises are in use. The CCTV system must be capable of capturing a clear facial image of every person who enters the premises. The CCTV system shall be correctly time and date stamped. The CCTV system shall cover all interior and exterior areas of the premises, including the frontage of the premises, and shall collect clearly defined / focused footage.
4. That all CCTV footage shall be kept for a period of thirty one (31) days and shall be made immediately available to authorised officers on request.
5. That a member of staff who is trained in the use of the CCTV system and who is able to view, and download to a removable storage device, CCTV footage at the immediate request of authorised officers shall be on duty at all times that the premises are in use.
6. That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers at the entrance to the premises and in the toilets advising to the effect that the taking of illegal drugs will not be tolerated at the premises. These notices shall be kept free from obstructions at all times.
7. That an incident log shall be kept at the premises to record details of any of the following occurrences at the premises:
  - a) Instances of anti-social or disorderly behaviour
  - 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

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. If the incident log is a paper hardcopy then the signature

of the person reporting the incident in the log shall also be included. All relevant staff employed at the premises shall be trained in the use of the incident log. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises.

8. That the premises shall not be hired out to external promoters. All events taking place at the premises shall either be organised, managed, overseen and promoted by the licensee or DPS or shall be private events that are not promoted, or open to, members of the public whatsoever.
9. That any 3<sup>rd</sup> parties / members of the public using the premises for a promoted or private event must complete a venue hire agreement as written and supplied by the premises licence holder. The venue hire agreement shall include the full name and address of the hirer, copy of valid photo identification of the hirer (kept on file in accordance with data protection requirements), the hirer's signature and the date that the venue hire agreement has been signed. The venue hire agreement shall include all of the licensee's terms of hire. Such agreements shall be kept on file for 6 months from the date of the event and be made immediately available to responsible authority officers on request.
10. That door supervisors will be employed as follows:
  - a) That a minimum of two (2), SIA registered door supervisors will be employed at the premises at all times after 22:00 hours on any day that the premises are being used for DJ or music led events, and at any time when major sporting events are to be shown at the premises. The requirement for door supervisors when the premises has been hired out to a 3<sup>rd</sup> party shall be risk assessed for each event and a copy of the risk assessment shall be kept at the premises for at least 6 months and be made immediately available to authorised officers on request.
  - a) That additional SIA registered door supervisors will be employed where necessary to maintain a ratio of at least 1 SIA registered door supervisor per 100 customers (or part thereof).
  - b) The door supervisors will be employed to control entry to the premises, to deal with the searching / scanning of customers, to deal with any anti-social or disorderly behaviour at the premises, to de-escalate confrontations, to assist with emergency escape from the premises, to deal with the ejection of people from the premises, to assist management in liaising with the police regarding instances of crime and to assist with ensuring that the premises' dispersal policy is adhered to.
  - c) The door supervisors shall remain at the premises until all patrons have vacated the premises and until at least 30 minutes after the premises close.
  - d) The door supervisors shall be easily identifiable.
  - e) That when SIA security staff are deployed at the premises they shall be supplied with, and shall use, metal detectors (either metal detection arches or hand held metal detectors) to search all customer entries or re-entries to the premises. Prior to the premises opening the metal detectors shall be checked to ensure that they are in full working order. A log of such checks shall be kept at the premises and shall include the name of the person who undertook the check, the outcome of the check, and the time and date of the check. The log shall be made immediately available to responsible authority officers on request.
11. That all SIA registered door supervisors, the duty manager (and any other managerial staff) working, any security / stewarding staff, and any other relevant staff shall be supplied with, shall be trained in the use of, and shall use at all times the premises are in operation, 2-way radios ('walkie-talkies') to aid in the safe operation of the premises.
12. That an entry policy will be devised and maintained at the premises. A copy of the entry

policy shall be kept at the premises with the premises licence and shall be made immediately available for inspection to authorised officers on request. The entry policy shall cover (but not necessarily be limited to):

- 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

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.

13. That clearly legible notices will be prominently displayed where they can easily be seen and read by customers, stating to the effect that all customers will be searched prior to entering the premises. Such signage shall be kept free from obstructions at all times.

### **C. Public Safety**

14. That the maximum number of people permitted on the premises at any one time (the 'accommodation limit') is **350** people (excluding staff). The accommodation limit shall be known by all staff and shall not be exceeded at any time. The accommodation limit shall be made known to any 3<sup>rd</sup> parties hiring the premises and be clearly stated on any venue hire agreement forms.

### **<<The applicant is to provide the accommodation limit>>**

15. That when DJ or music led events, and at any time when major sporting events are to be shown at the premises, counting devices shall be used by the staff who are controlling customer entry to the premises to keep an accurate count of the number of people at the premises and to ensure that the premises' accommodation limit is never exceeded. Staff using the counting devices should be able to determine the number of people at the premises immediately on the request of authorised officers.
16. That illuminated emergency escape route and emergency exit signage ('emergency lighting') shall be installed at the premises, be maintained in full working order, be operational at all times that the premises are in use and shall be maintained free from obstruction at all times.
17. That all emergency exits, emergency escape routes and entry / exit doors at the premises shall be kept free from obstructions at all times that the premises are in use.
18. That no identified emergency exits shall be kept locked / bolted shut at any time that the premises are in use.
19. That appropriate first aid equipment / materials shall be kept at the premises in a dedicated first aid box / boxes. The first aid box(es) shall be kept easily accessible and unobstructed at all times. All staff shall be made aware of where the first aid boxes are located.
20. That an accident book / recording system shall be maintained at the premises and be available and in use at all times that the premises are in operation. The accident book / recording system shall meet all current legislative requirements. Details of any accidents will be recorded in the accident book / recording system contemporaneously. The accident book / recording system shall be made immediately

available to responsible authority officers on request. Relevant staff shall be trained in this, and 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.

21. That '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.
22. That after midnight (00:00 hours), when DJ or music led events are taking place, and at any time when major sporting events are to be shown at the premises 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 during the above times.

#### **D. The prevention of public nuisance**

23. 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.
24. ~~That a sound limiting device (or similar equipment) shall be installed at the premises, be maintained in full working order and be in use at all times that the premises are in operation under this licence. All amplification equipment, entertainment devices and amplified instruments shall be routed through the sound limiting device (or similar equipment) which shall be calibrated so that the sound level of amplified sound at the premises does not cause a statutory or public nuisance. Only the licensee, premises manager, sound engineering staff, or other person(s) nominated in writing by the licensee, shall have access to the sound limiting device (or similar equipment) and shall be able to demonstrate that it is in use at the immediate request of responsible authority officers.~~ **(Amp access condition instead / sound monitoring condition).**

#### **New wording for condition 24:**

That at any time that the premises are being used for DJ or music led events, and at a 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.

**Remove condition 25.**

~~25. That a log with details of the calibration of any sound limiting device (or similar equipment), including who calibrated the device, what time it was calibrated, any internal and external sound level measurements taken, whether external measurements were taken with the premises' windows and doors open, and any other relevant technical details shall be kept at the premises and be signed off by the person who calibrated the device. The log shall be made immediately available to authorised officers on request.~~

**Amend condition 26:**

26. That only the licensee, premises' manager, sound engineering staff, or other person(s) nominated in writing by the licensee, shall have access to any amplification equipment ~~and the sound limiting device (or similar equipment)~~ at the premises, and only such staff shall be permitted to change any control settings on said equipment.

**Amend condition 27:**

27. That a log of persons permitted access to the amplification equipment ~~and the sound limiting device (or similar equipment)~~ at the premises shall be kept at the premises and provided to authorised officers on request.

28. That a dispersal policy to assist with patrons leaving the premises in an orderly and safe manner shall be devised and maintained regarding the premises. A copy of the dispersal policy shall be accessible at the premises at all times that the premises are in operation. The policy should include (but not necessarily be limited to) the following:

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

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.

~~29. That any advertising, marketing or media relating to the premises (including websites) will advise customers that there is no readily available parking in the vicinity of the premises, shall list public transport options available in the vicinity and shall advise customers to refrain from driving to the premises. (ASDA carpark).~~

**New wording for condition 29:**

That any advertising, marketing or media relating to the premises (including websites) will advise customers that there is parking available in the ASDA carpark next to the

premises, 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.

30. That the management shall assign a designated pick-up spot / 'pick up pin' with all current online taxi hailing services (e.g. Uber, Bolt etc.).
31. That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers, at all exits from the premises and in any external areas, requesting to the effect that customers leave the premises and locale in a quiet and orderly manner with respect to local residents. Such signage shall be kept free from obstructions at all times.
32. That any litter caused by the operation of the premises shall be cleared away from the immediate vicinity of the premises periodically throughout operating hours, and at the end of trade, on each day that the premises are in operation. Relevant staff shall be trained in this, and 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.
33. That suitable external containers for customer's cigarette butts shall be provided at all times that the premises are in use. Such containers shall be emptied regularly to ensure that they can be used at all times that the premises are in use, and so that they do not overflow and cause cigarette butt litter in the vicinity.
34. That external waste handling (including recyclable materials and glass / bottles), collections of goods from the premises, deliveries of goods to the premises and the cleaning of external areas shall only occur between 08:00 hours and 20:00 hours.
35. That any external areas of the premises will be closed to customers between 23:00 hours and 08:00 hours the following day except for up to a maximum of 20 people at any one time using the external areas after 23:00 hours to smoke only.
36. That, if and when required, staff shall interact with customers to ensure that customers behave at the premises in a quiet and orderly manner and also leave the premises and locale in a quiet and orderly manner. Customers deemed by staff to be engaging in anti-social behaviour shall be asked to leave the premises. All relevant staff shall be trained in this, and 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.
37. That clearly legible signage will be prominently displayed at all customer exits, where it can easily be seen and read, requesting to the effect that patrons do not take drinks outside. Such signage shall be kept free from obstructions at all times.
38. That staff shall be trained to arrive at, conduct themselves at the premises at all times, and leave the premises in an orderly manner, with particular care taken late at night, in the early morning and when staff close the premises at the end of trade on each day. The details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises.
39. That clearly legible signage stating a dedicated contact telephone number for the premises shall be prominently displayed where it can easily be seen and read by passers-by. The signage shall state to the effect that the phone number shown can be used to contact the premises in respect of any complaints regarding the operation of the premises. If the telephone number relates to a mobile phone, then the duty

manager / supervisor on duty shall have the mobile phone on their person at all times. Such signage shall be kept free from obstructions at all times.

### **E. The prevention of children from harm**

40. ~~That no person under 16 years old shall be permitted on the premises unless they are accompanied by an adult. (Take aways?)~~

#### **New wording for condition 40:**

That no person under 16 years old shall be permitted on the premises unless

- (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.

41. ~~That after 22:00 no person under 18 years old shall be permitted on the premises. (Family party?)~~

#### **New wording for condition 41:**

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.

42. That a child protection / vulnerable persons policy will be devised and maintained at the premises. A copy of the child protection / vulnerable persons 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.
43. That a challenge 25 scheme shall be maintained requiring that staff selling or delivering alcohol request that any customer who looks under 25 years old, and who is attempting to purchase or take receipt of alcohol, provides valid photographic identification proving that the customer is at least 18 years old. Valid photographic identification is composed of a photo driving licence, passport, UK armed services photo ID card, any Proof of Age Standards Scheme (PASS) accredited card (such as the Proof of Age London (PAL) card) or any age verification card accredited by the Secretary of State.
44. That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons (including the prevention of 'proxy sales') and the challenge 25 scheme in operation at the premises. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises and shall be made immediately available for inspection at the premises to responsible authority officers on request.
45. That clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.

46. That a register of refused sales of alcohol shall be maintained at the premises at all times. The register shall be clearly and legibly marked on the front cover as a register of refused alcohol sales, with the address of the premises and the name of the licence holder. The register shall be used to record details of all refused sales of alcohol. The register shall be kept / be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to responsible authority officers on request.

47. That no deliveries from the premises of alcohol shall be permitted.

**A. General – all four licensing objectives:**

1. That all relevant staff shall be trained in their responsibilities under the Licensing Act 2003, the promotion of the licensing objectives and the terms and conditions of this licence. Records pertaining to such training ('the staff training logs') shall be kept at the premises, shall be updated every 6 months and shall be made immediately available to authorised officers on request. The training logs shall include the trainee's name (in block capitals), the trainer's name (in block capitals), the date(s) of training and a declaration that the training has been received and understood by the trainee. If the staff training logs are a paper hardcopy then the signature of the trainee, the signature of the trainer shall be included.
2. That Messrs Eric Doe, George Omozejele, 888586Alfred Mansaray and Atu Ngoy shall have no involvement in the operation of the premises whatsoever, shall hold no lease or sub-lease (or similar contract) regarding the premises and shall be permanently excluded from the premises.

**B. The prevention of crime and disorder:**

3. That a digital CCTV system shall be installed at the premises, shall be maintained in full working order and shall be continually recording at all times that the premises are in use. The CCTV system must be capable of capturing a clear facial image of every person who enters the premises. The CCTV system shall be correctly time and date stamped. The CCTV system shall cover all interior and exterior areas of the premises, including the frontage of the premises, and shall collect clearly defined / focused footage.
4. That all CCTV footage shall be kept for a period of thirty one (31) days and shall be made immediately available to authorised officers on request.
5. That a member of staff who is trained in the use of the CCTV system and who is able to view, and download to a removable storage device, CCTV footage at the immediate request of authorised officers shall be on duty at all times that the premises are in use.
6. That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers at the entrance to the premises and in the toilets advising to the effect that the taking of illegal drugs will not be tolerated at the premises. These notices shall be kept free from obstructions at all times.
7. That an incident log shall be kept at the premises to record details of any of the following occurrences at the premises:
  - a) Instances of anti-social or disorderly behaviour
  - 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

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. If the incident log is a paper hardcopy then the signature

of the person reporting the incident in the log shall also be included. All relevant staff employed at the premises shall be trained in the use of the incident log. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises.

8. That the premises shall not be hired out to external promoters. All events taking place at the premises shall either be organised, managed, overseen and promoted by the licensee or DPS or shall be private events that are not promoted, or open to, members of the public whatsoever.
9. That any 3<sup>rd</sup> parties / members of the public using the premises for a promoted or private event must complete a venue hire agreement as written and supplied by the premises licence holder. The venue hire agreement shall include the full name and address of the hirer, copy of valid photo identification of the hirer (kept on file in accordance with data protection requirements), the hirer's signature and the date that the venue hire agreement has been signed. The venue hire agreement shall include all of the licensee's terms of hire. Such agreements shall be kept on file for 6 months from the date of the event and be made immediately available to responsible authority officers on request.
10. That door supervisors will be employed as follows:
  - a) That a minimum of two (2), SIA registered door supervisors will be employed at the premises at all times after 22:00 hours on any day that the premises are being used for DJ or music led events, and at any time when major sporting events are to be shown at the premises. The requirement for door supervisors when the premises has been hired out to a 3<sup>rd</sup> party shall be risk assessed for each event and a copy of the risk assessment shall be kept at the premises for at least 6 months and be made immediately available to authorised officers on request.
  - a) That additional SIA registered door supervisors will be employed where necessary to maintain a ratio of at least 1 SIA registered door supervisor per 100 customers (or part thereof).
  - b) The door supervisors will be employed to control entry to the premises, to deal with the searching / scanning of customers, to deal with any anti-social or disorderly behaviour at the premises, to de-escalate confrontations, to assist with emergency escape from the premises, to deal with the ejection of people from the premises, to assist management in liaising with the police regarding instances of crime and to assist with ensuring that the premises' dispersal policy is adhered to.
  - c) The door supervisors shall remain at the premises until all patrons have vacated the premises and until at least 30 minutes after the premises close.
  - d) The door supervisors shall be easily identifiable.
  - e) That when SIA security staff are deployed at the premises they shall be supplied with, and shall use, metal detectors (either metal detection arches or hand held metal detectors) to search all customer entries or re-entries to the premises. Prior to the premises opening the metal detectors shall be checked to ensure that they are in full working order. A log of such checks shall be kept at the premises and shall include the name of the person who undertook the check, the outcome of the check, and the time and date of the check. The log shall be made immediately available to responsible authority officers on request.
11. That all SIA registered door supervisors, the duty manager (and any other managerial staff) working, any security / stewarding staff, and any other relevant staff shall be supplied with, shall be trained in the use of, and shall use at all times the premises are in operation, 2-way radios ('walkie-talkies') to aid in the safe operation of the premises.
12. That an entry policy will be devised and maintained at the premises. A copy of the entry

policy shall be kept at the premises with the premises licence and shall be made immediately available for inspection to authorised officers on request. The entry policy shall cover (but not necessarily be limited to):

- 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

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.

13. That clearly legible notices will be prominently displayed where they can easily be seen and read by customers, stating to the effect that all customers will be searched prior to entering the premises. Such signage shall be kept free from obstructions at all times.

### **C. Public Safety**

14. That the maximum number of people permitted on the premises at any one time (the 'accommodation limit') is **350** people (excluding staff). The accommodation limit shall be known by all staff and shall not be exceeded at any time. The accommodation limit shall be made known to any 3<sup>rd</sup> parties hiring the premises and be clearly stated on any venue hire agreement forms.

### **<<The applicant is to provide the accommodation limit>>**

15. That when DJ or music led events, and at any time when major sporting events are to be shown at the premises, counting devices shall be used by the staff who are controlling customer entry to the premises to keep an accurate count of the number of people at the premises and to ensure that the premises' accommodation limit is never exceeded. Staff using the counting devices should be able to determine the number of people at the premises immediately on the request of authorised officers.
16. That illuminated emergency escape route and emergency exit signage ('emergency lighting') shall be installed at the premises, be maintained in full working order, be operational at all times that the premises are in use and shall be maintained free from obstruction at all times.
17. That all emergency exits, emergency escape routes and entry / exit doors at the premises shall be kept free from obstructions at all times that the premises are in use.
18. That no identified emergency exits shall be kept locked / bolted shut at any time that the premises are in use.
19. That appropriate first aid equipment / materials shall be kept at the premises in a dedicated first aid box / boxes. The first aid box(es) shall be kept easily accessible and unobstructed at all times. All staff shall be made aware of where the first aid boxes are located.
20. That an accident book / recording system shall be maintained at the premises and be available and in use at all times that the premises are in operation. The accident book / recording system shall meet all current legislative requirements. Details of any accidents will be recorded in the accident book / recording system contemporaneously. The accident book / recording system shall be made immediately

available to responsible authority officers on request. Relevant staff shall be trained in this, and 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.

21. That '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.
22. That after midnight (00:00 hours), when DJ or music led events are taking place, and at any time when major sporting events are to be shown at the premises 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 during the above times.

#### **D. The prevention of public nuisance**

23. 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.
24. ~~That a sound limiting device (or similar equipment) shall be installed at the premises, be maintained in full working order and be in use at all times that the premises are in operation under this licence. All amplification equipment, entertainment devices and amplified instruments shall be routed through the sound limiting device (or similar equipment) which shall be calibrated so that the sound level of amplified sound at the premises does not cause a statutory or public nuisance. Only the licensee, premises manager, sound engineering staff, or other person(s) nominated in writing by the licensee, shall have access to the sound limiting device (or similar equipment) and shall be able to demonstrate that it is in use at the immediate request of responsible authority officers.~~ **(Amp access condition instead / sound monitoring condition).**

#### **New wording for condition 24:**

That at any time that the premises are being used for DJ or music led events, and at a 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.

**Remove condition 25.**

~~25. That a log with details of the calibration of any sound limiting device (or similar equipment), including who calibrated the device, what time it was calibrated, any internal and external sound level measurements taken, whether external measurements were taken with the premises' windows and doors open, and any other relevant technical details shall be kept at the premises and be signed off by the person who calibrated the device. The log shall be made immediately available to authorised officers on request.~~

**Amend condition 26:**

26. That only the licensee, premises' manager, sound engineering staff, or other person(s) nominated in writing by the licensee, shall have access to any amplification equipment ~~and the sound limiting device (or similar equipment)~~ at the premises, and only such staff shall be permitted to change any control settings on said equipment.

**Amend condition 27:**

27. That a log of persons permitted access to the amplification equipment ~~and the sound limiting device (or similar equipment)~~ at the premises shall be kept at the premises and provided to authorised officers on request.

28. That a dispersal policy to assist with patrons leaving the premises in an orderly and safe manner shall be devised and maintained regarding the premises. A copy of the dispersal policy shall be accessible at the premises at all times that the premises are in operation. The policy should include (but not necessarily be limited to) the following:

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

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.

~~29. That any advertising, marketing or media relating to the premises (including websites) will advise customers that there is no readily available parking in the vicinity of the premises, shall list public transport options available in the vicinity and shall advise customers to refrain from driving to the premises. (ASDA carpark).~~

**New wording for condition 29:**

That any advertising, marketing or media relating to the premises (including websites) will advise customers that there is parking available in the ASDA carpark next to the

premises, 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.

30. That the management shall assign a designated pick-up spot / 'pick up pin' with all current online taxi hailing services (e.g. Uber, Bolt etc.).
31. That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers, at all exits from the premises and in any external areas, requesting to the effect that customers leave the premises and locale in a quiet and orderly manner with respect to local residents. Such signage shall be kept free from obstructions at all times.
32. That any litter caused by the operation of the premises shall be cleared away from the immediate vicinity of the premises periodically throughout operating hours, and at the end of trade, on each day that the premises are in operation. Relevant staff shall be trained in this, and 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.
33. That suitable external containers for customer's cigarette butts shall be provided at all times that the premises are in use. Such containers shall be emptied regularly to ensure that they can be used at all times that the premises are in use, and so that they do not overflow and cause cigarette butt litter in the vicinity.
34. That external waste handling (including recyclable materials and glass / bottles), collections of goods from the premises, deliveries of goods to the premises and the cleaning of external areas shall only occur between 08:00 hours and 20:00 hours.
35. That any external areas of the premises will be closed to customers between 23:00 hours and 08:00 hours the following day except for up to a maximum of 20 people at any one time using the external areas after 23:00 hours to smoke only.
36. That, if and when required, staff shall interact with customers to ensure that customers behave at the premises in a quiet and orderly manner and also leave the premises and locale in a quiet and orderly manner. Customers deemed by staff to be engaging in anti-social behaviour shall be asked to leave the premises. All relevant staff shall be trained in this, and 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.
37. That clearly legible signage will be prominently displayed at all customer exits, where it can easily be seen and read, requesting to the effect that patrons do not take drinks outside. Such signage shall be kept free from obstructions at all times.
38. That staff shall be trained to arrive at, conduct themselves at the premises at all times, and leave the premises in an orderly manner, with particular care taken late at night, in the early morning and when staff close the premises at the end of trade on each day. The details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises.
39. That clearly legible signage stating a dedicated contact telephone number for the premises shall be prominently displayed where it can easily be seen and read by passers-by. The signage shall state to the effect that the phone number shown can be used to contact the premises in respect of any complaints regarding the operation of the premises. If the telephone number relates to a mobile phone, then the duty

manager / supervisor on duty shall have the mobile phone on their person at all times. Such signage shall be kept free from obstructions at all times.

### **E. The prevention of children from harm**

40. ~~That no person under 16 years old shall be permitted on the premises unless they are accompanied by an adult. (Take aways?)~~

#### **New wording for condition 40:**

That no person under 16 years old shall be permitted on the premises unless

- (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.

41. ~~That after 22:00 no person under 18 years old shall be permitted on the premises. (Family party?)~~

#### **New wording for condition 41:**

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.

42. That a child protection / vulnerable persons policy will be devised and maintained at the premises. A copy of the child protection / vulnerable persons 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.
43. That a challenge 25 scheme shall be maintained requiring that staff selling or delivering alcohol request that any customer who looks under 25 years old, and who is attempting to purchase or take receipt of alcohol, provides valid photographic identification proving that the customer is at least 18 years old. Valid photographic identification is composed of a photo driving licence, passport, UK armed services photo ID card, any Proof of Age Standards Scheme (PASS) accredited card (such as the Proof of Age London (PAL) card) or any age verification card accredited by the Secretary of State.
44. That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons (including the prevention of 'proxy sales') and the challenge 25 scheme in operation at the premises. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises and shall be made immediately available for inspection at the premises to responsible authority officers on request.
45. That clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.

46. That a register of refused sales of alcohol shall be maintained at the premises at all times. The register shall be clearly and legibly marked on the front cover as a register of refused alcohol sales, with the address of the premises and the name of the licence holder. The register shall be used to record details of all refused sales of alcohol. The register shall be kept / be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to responsible authority officers on request.

47. That no deliveries from the premises of alcohol shall be permitted.

**The Licensing Unit**

Floor 3  
160 Tooley Street  
London  
SE12QH

**MPS Southwark Licensing Unit**

Southwark Police Station  
[REDACTED]

London  
SE1 1JL  
[REDACTED]

Our Reference: 26/353

Date: 08/04/2026

**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 situated 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 within the application far exceeds 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-2300hr-0200hrs  
Thurs-Sat-2300hrs-0330hrs

Timings for supply of alcohol

Mon-Wed-110hrs-0130hrs

Thurs-Sat-1100hrs-0300hrs

Sun – 1200hrs – 0130hrs

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. 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 issues previous operators 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 clearly represent the venues true layout in regard to bar areas, seating, and the large dancefloor area that exists shows the plan may be misleading in its intent.

The building has historically been problematic in regards to crime and disorder and noise nuisance, particularly when granted hours beyond policy and though this application provides some detailed 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 goes beyond. The conditions offered in the application also do not represent the full list of conditions to which Police agreed. There appears to be no mitigating reasons for such hours other than the venue operating as a club.

This venue has been operating in its current guise of a restaurant and wine bar 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. The removal of Mr. Doe needs to be confirmed by the applicant.

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 licensing 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.

Submitted for your consideration.

Yours Sincerely,  
PC Walter MINKA AGYEMAN  
Licensing Officer - Southwark Police Licensing

**From:** [Regen\\_Licensing](#)  
**To:** [Owojori\\_Oja](#)  
**Subject:** FW: Application for a new premises licence under the Licensing Act 2003 for Kent Restaurant & Lounge 516 Old Kent Road, London SE1 5BA our ref A65711  
**Date:** 16 April 2026 12:54:43  
**Attachments:** [image001.png](#)

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**From:** Binya, Raymond <[REDACTED]>  
**Sent:** Thursday, April 16, 2026 11:42 AM  
**To:** Regen, Licensing <[Licensing\\_Regen@southwark.gov.uk](mailto: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 A65711

Dear Licencing Team,

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

**Application reference number:** 888586

**Address:** Kent Restaurant & Lounge

First Floor  
 516 Old Kent Road  
 London  
**SE1 5BA**

- a) plays
- b) films
- c) indoor sporting events
- e) live music
- f) recorded music
- g) performance of dance
- h) anything of a similar description to that falling within (e), (f) or (g)
- 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 trading hours are significantly inconsistent with the guidance set out within the Council's Statement of Licensing Policy 2021-2026 for this area which is classified as Residential. Under the Southwark Statement of Licensing Policy 2021 - 2026, the following closing times are recommended as appropriate within this area for the categories of premises indicated:

- 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.

**2) Public Nuisance and Impact on Neighbouring Properties**

The premises is located on Old Kent Road, in the vicinity of residential properties, with the Howard Court residential block located on the opposite side of Old Kent Road and a recent residential development on Malt Street 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 to nearby residents. The potential impacts include noise breakout from amplified music, particularly low-frequency bass, noise generated by patrons within the venue, and noise associated with customers arriving at and dispersing from the premises late at night. There is also likely to be disturbance arising from the early-morning operation of external plant, such as kitchen extraction and ventilation systems, which would operate for prolonged periods under the proposed hours.

**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 a set of conditions under part D. *The prevention of public nuisance* of the document 'Kent Lounge proposed conditions - 20 September 2025', 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. Customers permitted to temporarily leave and then re-enter the premises to smoke must be restricted to a designated smoking area.
  5. Any queue [in a designated queuing area] to enter the premises must be always supervised by door supervisors.
  6. Suitably qualified or experienced persons shall be always employed, 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.
  7. 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
  8. 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.
  9. 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** [REDACTED]  
Principal Environmental Protection Officer  
Environmental Protection Team | Environment, Sustainability and Leisure  
Southwark Council  
T: [REDACTED]  
W: [www.southwark.gov.uk](http://www.southwark.gov.uk)



**airTEXT** - a free subscription service: daily information on pollution and more, by text, email, voicemail, or mobile phone app; download from:

<http://www.airtext.info/>

Southwark Website - information on what you can do to improve air quality. See: <https://www.southwark.gov.uk/planning-environment-and-building-control/environment/air-quality>

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

**NRMM LEZ standards are changing!**  
From January 2025 standards will be EU Stage IV across Greater London.  
Details are on the GLA website: [Non-Road Mobile Machinery \(NRMM\) | London City Hall](https://www.gla.gov.uk/non-road-mobile-machinery-nrmm/)

**Other person 1**

**From:** [Regen, Licensing](#)  
**To:** [Owojori, Ola](#)  
**Subject:** FW: Objection – Application for Premises Licence No. 888586  
**Date:** 20 April 2026 10:12:13

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-----Original Message-----

**From:** [REDACTED]  
**Sent:** Saturday, April 18, 2026 11:52 AM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:** [REDACTED]  
**Subject:** Objection – Application for Premises Licence No. 888586

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Objection – Premises Licence Application No. 888586 (516 Old Kent Road – First Floor) Resident Name - [REDACTED] Howson Court, 525 Old Kent Road, London SE1 5XQ

Objection – Application for Premises Licence No. 888586

Dear Southwark Licensing,

This is essentially the same application that was made and withdrawn previously - so our previous objections stand.

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

The Police have noted that they have visited the premises on occasion to find that it has been operating without a licence - so even when they do not have authority to operate they have a history of ignoring this.

The current applicant company is associated with Mr. Eric Doe. The applicant will claim he has resigned from the directorship but this is the same team that operated premises at this location during periods when serious problems occurred. This raises concerns about continuity of management. And concern that the previous provision expressing concern about Mr. Doe's involvement in the organisation has been 'addressed' presentationally.

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

Although described as for wine, lounge and restaurant the operating schedule requests:

- alcohol service until very late
- 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 alcohol-led licensing at this address does not work?

---

For the reasons above, the granting of this licence is clearly a contradiction of 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  
Sent from my iPhone

**Other person 2**

**From:** [Regen, Licensing](#)  
**To:** [Owojori, Ola](#)  
**Subject:** FW: Objection – Premises Licence Application No. 888586  
**Date:** 20 April 2026 10:39:52

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**From:** [REDACTED]  
**Sent:** Saturday, April 18, 2026 1:24 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Cc:** [REDACTED]  
**Subject:** Objection – Premises Licence Application No. 888586

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Objection – Premises Licence Application No. 888586 (516 Old Kent Road – First Floor)

**Name:** [REDACTED]  
**Address:** [REDACTED], Reading [REDACTED]  
**Owner of flat:** [REDACTED] [REDACTED] Old Kent Road, SE1 [REDACTED]

**Impact Statement**

- My husband I own one of flats in the block opposite the premise that is the subject of the application
- Our [REDACTED] tenants are all young professional women and would feel unsafe with the premise operating under the conditions of the application
- This is how I felt as a young professional woman myself when I used to live in the flat. The feeling of unsafety and anti social behaviour was made worse when we had young children and partly one of the reasons why we moved our family out of the flat

Please see the community objections below.

Thank you,  
 [REDACTED]

**COMMUNITY RESPONSE**

Objection – Application for Premises Licence No. 888586

Dear Southwark Licensing,

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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

The Police have noted that they have visited the premises on occasion to find that it has been operating without a licence - so even when they do not have authority to operate they have a history of ignoring this.

The current applicant company is associated with Mr. Eric Doe. The applicant will claim he has resigned from the directorship but this is the same team that operated premises at this location during periods when serious problems occurred. This raises concerns about continuity of management. And concern that the previous provision expressing concern about Mr. Doe's involvement in the organisation has been 'addressed' presentationally.

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

Although described as for wine, lounge and restaurant the operating schedule requests:

- \* alcohol service until very late
- \* 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

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

---

For the reasons above, the granting of this licence is clearly a contradiction of 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 3**

**From:** [Regen, Licensing](#)  
**To:** [Owojori, Ola](#)  
**Subject:** FW: Objection – Premises Licence Application No. 888586 (516 Old Kent Road – First Floor)  
**Date:** 20 April 2026 10:52:27

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-----Original Message-----

**From:** [REDACTED]  
**Sent:** Sunday, April 19, 2026 9:35 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection – Premises Licence Application No. 888586 (516 Old Kent Road – First Floor)

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

**Resident Name:** [REDACTED]  
**Resident Address:** [REDACTED], [REDACTED] Old Kent Road, SE1 [REDACTED]

**Resident Impact Statement**

Since moving to my current address opposite this venue [REDACTED] years ago the following incidents have occurred

- A mass brawl which spilled out into the the car park and the nearby McDonald's, resulting in a police officer being hit with a bottle
- Rape of a woman by a member of the venue's security team
- Murder of a 17 year old, by stabbing, on the doorstep of our building following and under 18s event

What will it take for the licensing authority at Southwark council to take resident's concerns about this venue seriously?

I am a Labour Party member and in the run up to our local elections in Southwark I have received no shortage of emails from the Old Kent Road branch asking for donations and support campaigning; often citing the need to "stand up for Labour values."

Where are your values?

Let's be clear, you are prioritising whatever revenues you make from this business above the health and safety of young people, Southwark residents and me and my family.

I want each of you to ask yourselves whether or not you would feel safe with this club operating opposite your home.

Do the right thing and dent this application.

**COMMUNITY RESPONSE**

Objection – Application for Premises Licence No. 888586

Dear Southwark Licensing,

This is essentially the same application that was made and withdrawn previously - so our previous objections stand.

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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

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

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

Although described as for wine, lounge and restaurant the operating schedule requests:

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- off-sales
- large private events

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## 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.

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Local Residents of Old Kent Road SE1

**Other person 4**

**From:** [Regen, Licensing](#)  
**To:** [Owojori, Ola](#)  
**Subject:** FW: Objection – Premises Licence Application No. 888586 (516 Old Kent Road – First Floor)  
**Date:** 20 April 2026 11:05:54

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**From:** [REDACTED]  
**Sent:** Sunday, April 19, 2026 9:38 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection – Premises Licence Application No. 888586 (516 Old Kent Road – First Floor)

You don't often get email from [REDACTED] [Learn why this is important](#)

**Resident Name:** [REDACTED]  
**Resident Address:** [REDACTED] Howson Court, 525 Old Kent Road, SE1 5XQ London

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.

Given how directly my flat faces the premises, I am very concerned about the likely impact if late-night activity were to return.

I work as a nurse and often have early starts and long shifts. A venue operating late into the night, with associated noise from music, customers leaving, taxis arriving, and people congregating outside, would be highly disruptive to my sleep and recovery. This would have a direct impact on my wellbeing and my ability to perform safely and effectively at work.

I am also concerned about safety. Increased late-night footfall, potential intoxication, and antisocial behaviour would significantly affect my sense of security when returning home, particularly after evening or night shifts. This is especially important given the nature of my working hours.

I chose to live in this area expecting a primarily residential environment. The introduction of a late-night, alcohol-led venue would fundamentally change that and negatively affect my quality of life.

For these reasons, I respectfully request that this application is not approved. I believe granting a late-night licence at this location would have a significant and detrimental impact on nearby residents, including myself.

Thank you for taking the time to consider my objection.

Kind regards

██████████

#### COMMUNITY RESPONSE

Objection – Application for Premises Licence No. 888586

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#### 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 alcohol-led licensing at this address does not work?

---

For the reasons above, the granting of this licence is clearly a contradiction of 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,

██████████

**Other person 5**

**From:** [Regen, Licensing](#)  
**To:** [Owojori, Ola](#)  
**Subject:** FW: Premises Licence Application No. 888586  
**Date:** 20 April 2026 11:10:33

---

**From:** [REDACTED]  
**Sent:** Sunday, April 19, 2026 9:52 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Premises Licence Application No. 888586

You don't often get email from [REDACTED]. [Learn why this is important](#)

Objection – Premises Licence Application No. 888586 (516 Old Kent Road – First Floor)

Resident Name: [REDACTED]

Resident Address: [REDACTED] Old Kent Road, London, SE1 [REDACTED]

#### Resident Impact Statement

- As residents opposite 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. 888586

Dear Southwark Licensing,

This is essentially the same application that was made and withdrawn previously - so our previous objections stand.

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

The Police have noted that they have visited the premises on occasion to find that it has been operating without a licence - so even when they do not have authority to operate they have a history of ignoring this.

The current applicant company is associated with Mr. Eric Doe. The applicant will claim he has resigned from the directorship but this is the same team that operated premises at this location during periods when serious problems occurred. This raises concerns about continuity of management. And concern that the previous provision expressing concern about Mr. Doe's involvement in the organisation has been 'addressed' presentationally.

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

Although described as for wine, lounge and restaurant the operating schedule requests:

- alcohol service until very late
- 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

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#### 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 alcohol-led licensing at this address does not work?

---

For the reasons above, the granting of this licence is clearly a contradiction of 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 6**

**From:** [Regen Licensing](#)  
**To:** [Owojori, Ola](#)  
**Subject:** FW: Fwd:  
**Date:** 21 April 2026 11:35:18

---

**From:** [REDACTED]  
**Sent:** Monday, April 20, 2026 6:37 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Fwd:

You don't often get email from [REDACTED]. [Learn why this is important](#)

Objection – Premises Licence Application No. 888586 (516 Old Kent Road – First Floor)

Resident Name: [REDACTED]

Resident Address: [REDACTED] Old Kent Road, London SE1 [REDACTED]

### Resident Impact Statement

I am a resident across the road from the premises in question. I have lived here for 9 years. During this time when the premises have been operating with a very late alcohol licence myself and my family have been negatively impacted.

Music from the venue could be heard and felt from our apartment across the street. The premises would regularly draw crowds who would arrive late at night or early hours of the morning and then they would leave (usually in big crowds) in the very early hours of the morning. Crowds would also often spill into the surrounding pavement and street.

Visitors to the venue would often park in the street outside our flat windows on Marlborough Grove. After leaving the venue at closing time people would often mill around, go to McDonalds and then sit in their vehicles outside our flats eating and drinking, often playing very loud music from their cars, shouting, arguing etc. This would frequently mean disturbed night sleeps and being woken up in the early hours of the morning. We had to call southwark council several times re noise and nuisance complaints.

The next morning we would often face rubbish and litter in the streets left behind by the venue's visitors.

As a family with a child we believe having this venue open late with people drinking alcohol is not only a disturbance and a nuisance but also a safety risk. •

We don't believe any good can come from people continuing to drink alcohol at this venue as late as 3am, even if the applicants claim they are not planning to run as a nightclub.

## COMMUNITY RESPONSE

Objection – Application for Premises Licence No. 888586

Dear Southwark Licensing,

This is essentially the same application that was made and withdrawn previously - so our previous objections stand.

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

The Police have noted that they have visited the premises on occasion to find that it has been operating without a licence - so even when they do not have authority to operate they have a history of ignoring this.

The current applicant company is associated with Mr. Eric Doe. The applicant will claim he has resigned from the directorship but this is the same team that operated premises at this location during periods when serious problems occurred. This raises concerns about continuity of management. And concern that the previous provision expressing concern about Mr. Doe's involvement in the organisation has been 'addressed' presentationally.

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

Although described as for wine, lounge and restaurant the operating schedule requests:

- alcohol service until very late
- 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 alcohol-led licensing at this address does not work?

---

For the reasons above, the granting of this licence is clearly a contradiction of 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 7**

**From:** [Regen, Licensing](#)  
**To:** [Owojori, Ola](#)  
**Subject:** FW: Objection – Premises Licence Application No. 888586  
**Date:** 21 April 2026 11:42:37

---

**From:** [REDACTED]  
**Sent:** Monday, April 20, 2026 8:09 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection – Premises Licence Application No. 888586

Objection – Premises Licence Application No. 888586 (516 Old Kent Road – First Floor)

Resident Name: [REDACTED]

Resident Address: [REDACTED], SE1 [REDACTED]

**Resident Impact Statement:**

- Despite the applicant repeatedly attempting to apply for a licence as though it were a restaurant, wine bar or sporting event host - this application is clearly for a night club - and awarding a night club licence at this location has repeatedly been proven to present serious risk to patrons and local residents.
- No night club is able to control the noise levels enough at this location given proximity to residents. Every night they operate here we are kept awake until late, including on work/school nights.
- We have had patrons of this premises vomiting against our building windows. This is outside of the control of the nightclub. They cannot police and monitor the area every night they operate enough.
- The police sirens and calls to the area late at night because of the night club also wake us up. The blue lights shine into the windows.
- This operator has a history of encouraging and using unlicensed food vendors directly outside our homes, with their staff using the vendors as consumers.

**COMMUNITY RESPONSE**

Objection – Application for Premises Licence No. 888586

Dear Southwark Licensing,

This is essentially the same application that was made and withdrawn previously - so our previous objections stand.

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

The Police have noted that they have visited the premises on occasion to find that it has been operating without a licence - so even when they do not have authority to operate they have a history of ignoring this.

The current applicant company is associated with Mr. Eric Doe. The applicant will claim he has resigned from the directorship but this is the same team that operated premises at this location during periods when serious problems occurred. This raises concerns about continuity of management. And concern that the previous provision expressing concern about Mr. Doe's involvement in the organisation has been 'addressed' presentationally.

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

Although described as for wine, lounge and restaurant the operating schedule requests:

- alcohol service until very late
- 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 alcohol-led licensing at this address does not work?

---

For the reasons above, the granting of this licence is clearly a contradiction of 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 8**

**From:** [Regen, Licensing](#)  
**To:** [Owojori, Ola](#)  
**Subject:** FW: Objection  
**Date:** 21 April 2026 11:49:10

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-----Original Message-----

**From:** [REDACTED]  
**Sent:** Monday, April 20, 2026 8:19 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Objection – Premises Licence Application No. 888586 (516 Old Kent Road – First Floor) Resident Name: [REDACTED]  
 Resident Address: [REDACTED] - SE1 [REDACTED]

**Resident Impact Statement:**

I live directly opposite the premises and have been affected by noise on many occasions. Because of how close the premises is to our homes, it is impossible for them to control the noise of the music, and the patrons who cross over the road and socialise near our homes late into the morning. I have witnessed crime, drugs, disorder and antisocial behaviour that the operators have been unable to control. This crime and antisocial behaviours has significantly and negatively impacted my wellbeing and quality of life.

**COMMUNITY RESPONSE**

Objection – Application for Premises Licence No. 888586

Dear Southwark Licensing,

This is essentially the same application that was made and withdrawn previously - so our previous objections stand.

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**

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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.

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- and licence revocation

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The current applicant company is associated with Mr. Eric Doe. The applicant will claim he has resigned from the directorship but this is the same team that operated premises at this location during periods when serious problems occurred. This raises concerns about continuity of management. And concern that the previous provision expressing concern about Mr. Doe's involvement in the organisation has been 'addressed' presentationally.

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

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- drug activity
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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 alcohol-led licensing at this address does not work?

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For the reasons above, the granting of this licence is clearly a contradiction of 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 9**

**From:** [Regen, Licensing](#)  
**To:** [Owojori, Ola](#)  
**Subject:** FW: Objection – Premises Licence Application No. 888586 (516 Old Kent Road – First Floor)  
**Date:** 20 April 2026 10:32:59

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**From:** [REDACTED] >  
**Sent:** Saturday, April 18, 2026 12:32 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection – Premises Licence Application No. 888586 (516 Old Kent Road – First Floor)

You don't often get email from [REDACTED] [Learn why this is important](#)

**Name:** [REDACTED]  
**Address:** [REDACTED], [REDACTED] Old Kent Road, London, SE1 [REDACTED]  
**Date:** 18<sup>th</sup> April 2026

**Resident Impact Statement**

- I live on the ground floor, my bedroom is directly opposite the premises and I have been affected mentally and physically 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.
- The police are openly lied to by those operating in the premises, claiming to be holding private parties whilst they have no licence, it then becoming clear from patrons they were attending a commercial ticketed event - these business operators are not to be trusted.

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. 888586

Dear Southwark Licensing,

This is essentially the same application that was made and withdrawn previously - so our previous objections stand.

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

The Police have noted that they have visited the premises on occasion to find that it has been operating without a licence - so even when they do not have authority to operate they have a history of ignoring this.

The current applicant company is associated with Mr. Eric Doe. The applicant will claim he has resigned from the directorship but this is the same team that operated premises at this location during periods when serious problems occurred. This raises concerns about continuity of management. And concern that the previous provision expressing concern about Mr. Doe's involvement in the organisation has been 'addressed' presentationally.

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

Although described as for wine, lounge and restaurant the operating schedule requests:

- \* alcohol service until very late
- \* 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 alcohol-led licensing at this address does not work?

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For the reasons above, the granting of this licence is clearly a contradiction of 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 10**

**From:** [Regen, Licensing](#)  
**To:** [Owojori, Ola](#)  
**Subject:** FW: Objection – Premises Licence Application No. 888586 (516 Old Kent Road – First Floor)  
**Date:** 20 April 2026 10:27:56

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**From:** [REDACTED]  
**Sent:** Saturday, April 18, 2026 12:28 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Objection – Premises Licence Application No. 888586 (516 Old Kent Road – First Floor)

You don't often get email from [REDACTED]. [Learn why this is important](#)

**Objection** – Premises Licence Application No. 888586 (516 Old Kent Road – First Floor)

**Resident Name:** [REDACTED]

**Resident Address:** [REDACTED] Old Kent Road, SE1 [REDACTED]

**Resident Impact Statement:**

- My wife and I overlook the venue, and the booming noise from bass and music, including soundcheck from early afternoons antisocial behaviour, fights over the years, are unsustainable. It impacts our sleep and our wellbeing. The police have been called on countless occasions since we moved into this flat in 2016 due to fear of injury from those attending (fights and skirmishes), and also from fear of damage to our building. Due to frequent business travel, we often have to leave early in the morning, and it doesn't feel safe when crowds of drunk people are coming out as we're leaving our building with shouting and abuse. It's horrible. Promise after promise to make sure this is workable are ignored.
- Despite no licence, there seem to be ongoing large paid events at the venue, which we have previously raised with the council. Police have acknowledged this directly and raised concerns.
- We are having to climb over rubbish in our doorway after an event. We can't live like this.
- This was a designated Opportunity Area (OA) in the London Plan 2015/2016 when we bought and moved to the area, but this nightclub does not seem aligned with your vision for families and safety.

Dear Southwark Licensing team

I am writing to register an objection to Licence Number: 888586 at the premises of 516 Old Kent Road.

## COMMUNITY RESPONSE

Objection – Application for Premises Licence No. 888586

This is essentially the same application that was made and withdrawn previously - so our previous objections stand.

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

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- noise problems
  - serious disorder
- and licence revocation

The Police have noted that they have visited the premises on occasion to find that it has been operating without a licence - so even when they do not have authority to operate they have a history of ignoring this.

The current applicant company is associated with Mr. Eric Doe. The applicant will claim he has resigned from the directorship but this is the same team that operated premises at this location during periods when serious problems occurred. This raises concerns about continuity of management. And concern that the previous provision expressing concern about Mr. Doe's involvement in the organisation has been 'addressed' presentationally.

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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

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- the continuity of the operator
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- 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 alcohol-led licensing at this address does not work?

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For the reasons above, the granting of this licence is clearly a contradiction of 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

Yours, a very concerned local resident,

[REDACTED]

Tel: [REDACTED]

**From:** [Kent Lounge](#)  
**To:** [Walter.MinkaAgyemah](#) [REDACTED]  
**Cc:** [Lynch Mark](#) [REDACTED]; [Regen, Licensing](#); [Heron, Andrew](#); [Owojori, Ola](#); [REDACTED]  
**Subject:** Kent Restaurant and Lounge Ltd  
**Date:** 27 April 2026 18:12:54

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Dear Pc Walter Minka Agyemah,

Trust this correspondence finds you well.

I am writing to respectfully acknowledge your representation and to clarify a few issues you mentioned in your representation which is not the case.

I have attempted calling you on numerous occasions and could not get through to you. At one point, I managed to speak to one of your colleagues, I guess, who promised to pass on my messages to you, and to expect a call back. However, I have not yet received any call back, hence why I have decided to send you an email instead.

Firstly, I would like to clarify that Mr Eric Doe is not a director for KENT RESTAURANT AND LOUNGE LTD. Directors for KENT RESTAURANT AND LOUNGE LTD are Miss Erisa Opoku, my daughter in law who partly funded the acquisition of Kent Restaurant and Lounge Ltd and I, Miss Audrey Straker. Miss Erisa Opoku has nothing to do with the day to day management of KENT RESTAURANT AND LOUNGE. The Restaurant and Wine Bar is managed by me and my DPS, Mr Gilbert Lue - Koung (Gils). Mr Eric Doe has absolutely no involvement and no financial interest and benefit in my business.

In addition, there wasn't a discrepancy regarding the venue lease and its ownership. The lease was handled by Erisa Opoku back then, whilst myself and Gils handled the day to day management of KENT RESTAURANT AND LOUNGE. However, when that was questioned, I went back to the landlord to transfer the lease agreement into my name considering that I am the owner, director and the day to day manager alongside my DPS Gilbert Lue-Koung (Gils).

I have subsequently registered the new lease agreement with Land Registry, and shared the new lease agreement with Andrew Heron, from the licensing team.

Also, we have had a few meetings with Pc Mark Lynch and Wesley McArthur, and if my memories serve me right, you were probably in one of those meetings, and we have discussed our business modules and the clientelles we are targeting and would encourage. Those hours submitted are exactly the hours we have been discussing for the Restaurant and Wine Bar and the private lounge space used for private hire for corporate and private functions with Mark Lynch and Wesley McArthur. And Wesley McArthur and Mark Lynch sent us those preconditions to look at and agree to them prior to them supporting our applications. Though, we have been going back and forth with some of the conditions because we believe some were extremely stringent and not financially fiable for a wine bar, considering there were no restaurants and bars in the area with those kinds of conditions. We have checked in with WAZOBIA RESTAURANT AND BAR, EMPIRE LOUNGE and LE JOINT FISH and WINE BAR. We questioned ourselves as to why the sole AFRO-CARIBBEAN RESTAURANT AND WINE BAR should have all those stringent conditions that our competitors do not have. However, after negotiating and the back and forth, especially with Mark, we have come to those conditions that were included in our subsequent application. We have ZERO intentions to operate as a nightclub. NOT AT ALL. We are both too mature and old to be involved in operating a nightclub.

Moreover, we have appreciated the fact that you have mentioned in your representation

that we have occasionally been operating under TENS system for some time without incident. We are not surprised in respect to this. It has been well over 14 months operating under TENS without a single incident. As mentioned, our business modules are different, so are our clientele. We are both over 60 years old, and most of our clientele are in our age bracket or 50 and above.

Secondly, we have a strict entry policy regarding age and ID verification. We also have a NO PARKING policy across the OLD KENT ROAD by the MARLBOROUGH ROAD from where we are located whenever we are open anytime after midnight, and when we are hired for a private event. We also have a strict dispersal policy that does not allow any of our patrons to go across the OLD KENT ROAD thus preventing nuisance, noise and public disorder and thereby disturbing our neighbours. Hence, why there hasn't been any complaints from the neighbours.

Separately, we noticed in the various representations, it seems like they have been submitted from a single person or at most two (2) people. The representations carry a single writing and complaints patterns which we found to be very interesting and contentious. We have tried to reach out to the neighbours to engage and inform them of our application and to inform them of our business modules, but unfortunately, no one was forthcoming. We are open to having a dialogue with our neighbours where it can be a win-win situation and a managed relationship between a business and the neighbours.

In conclusion, Mr Eric Doe has absolutely nothing to do with KENT RESTAURANT AND LOUNGE LTD. I have never had any interest or knowledge about club 701. My sole business interest is in KENT RESTAURANT AND LOUNGE run and managed by Gilbert Lue-Koung and I. We are solely requesting the hours we have agreed with Mark and Wesley prior to submitting our applications. I have ZERO intention of running a nightclub. We are home to BRADFIELD DOMINOS, which encourages the over 50s and elderly to socialise and interact with their peers, rather than sitting home in the sofas and watching televisions all day. We are solely looking to trade as other businesses and be financially viable, rather than trading with our hands tied behind our backs. The updated lease agreement has been shared with the licensing team, and also registered with Land Registry.

Please do not hesitate to contact me if you need further clarifications and information on anything you are not certain about.

Sincerely yours,  
Miss Audrey Straker  
Director  
KENT RESTAURANT AND LOUNGE LTD  
FIRST FLOOR  
516 OLD KENT ROAD  
SE1 5BA

**From:** [Owojori, Ola](#)  
**Bcc:** [REDACTED]  
**Subject:** FW: Kent Restaurant and Lounge Ltd - 888586  
**Date:** 18 May 2026 11:08:00

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Dear Sir or Madam,

Further to your representation in respect of the above application, the applicant stated in correspondence that they have tried to reach out to their neighbours to engage and inform them of their application and to inform neighbours of their business models. However, the applicant stated that no residents responded to the offer.

Following this, I contacted the applicant to request details of the neighbours that were contacted, how they were contacted and whether the applicant remains willing to engage with local residents.

Please see the applicant's response below for your consideration.

Kind regards

Ola Owojori  
Principal Licensing Officer  
Southwark Council | Licensing | Regulatory Services  
3rd Floor, Hub 1 | PO Box 64529 | London | SE1P 5LX  
Tel - 020 7525 1319 Mobile - 077 1024 3670  
Licensing email - [licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

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**From:** Kent Lounge <>  
**Sent:** Monday, May 18, 2026 5:16 AM  
**To:** Owojori, Ola <Ola.Owojori@southwark.gov.uk>  
**Cc:** Regen, Licensing  
**Subject:** Kent Restaurant and Lounge Ltd - 888586

Dear Ola Owojori,

On the 11th of April, 2025, we sent out a warm letter of invitation to our neighbours in the newly built flat directly opposite the restaurant asking for a meet and greet in the venue at their convenience.

Our intentions were solely for them to meet me and my DPS, Gilbert, so we could have the opportunity to inform them of our plans on maintaining the four (4) licensing objectives and

our vision on how we can co-exist without the business operations becoming a nightmare for our neighbours.

The licensing team and Wesley McArthur were copied in that email.

Now, to our neighbours, as you are aware of, our late night licensing application was submitted on the 23rd of April, 2026. In this light, we would like to invite you over to the venue for a round table meeting between myself, Audrey Straker, director of Kent Restaurant and Lounge Ltd, and my DPS Gilbert Lue -Kong (Gils) anytime at your convenience.

The purpose of this meeting would be to introduce ourselves to you, and to inform you of our business model and also to answer any questions and to address the genuine concerns you may have in respect of having a late night restaurant and wine bar as neighbours, considering your past experiences from the previous business prior to us taking over.

As you might have been noticing in the past few months we have been trading, we are running a completely different business model as evident in the past 12 months we have been trading on TENS. We believe we can co-exist through an open line of communication and a good dispersal policy which we have been implementing since taking over the venue last March 2025, making sure our patrons are not a nuisance and keeping noise level to a minimum in respect of our neighbours.

I, Audrey Straker can be reached on : [REDACTED], WHATSAPP: [REDACTED].

Mr. Gilbert Lue-Kong (Gils) can be reached on : [REDACTED].

We are both in our sixties and well experienced in running a late night venue. Gils has over 40 years experience in running late night venue in London.

It is our hope our invitation would be gladly honoured. We look forward to hearing from you as anticipated. We wanna work with you and run a successful and thriving business, as we believe we can co-exist with our vast experience and our targeted clientele. Our clientele are mostly all over fifties. We restrict under 25 from 5pm - 23:30 only, and it has worked for us since taking over, public nuisance, noise and disturbances.

We look forward to hearing from you.

Sincerely,

Miss Audrey Straker

Director

Kent Restaurant and Lounge Ltd

First Floor

516 Old Kent Road  
SE1 5BA

## Objectors' response to the applicant's correspondence

Other person 6	<p>I do not wish to meet with the applicant. My objection to the application remains unchanged.</p> <p>My concern is that this proposal would create a late-night venue in a residential area. Based on our previous experience, we are very concerned about the likely impact on residents, including noise, disturbance, and people leaving the premises late at night.</p> <p>I do not believe that a meeting would change these concerns. We do not feel that extended late-night opening hours are appropriate for this location.</p>
Other person 7	<p>Thank you for your email and for updating residents regarding the engagement you have had with the applicants.</p> <p>Please see below a number of points in response.</p> <ul style="list-style-type: none"> <li>• As has been raised previously within resident objections, residents are unlikely to agree to direct meetings with the applicants given previous experiences with the nightclub and its management. This includes the fact that some residents were previously informed by Southwark noise officers that they themselves had concerns regarding interactions with the nightclub management due to behaviour experienced during engagements, including raised voices and confrontational conduct.</li> <li>• Residents are also concerned that the framing of the applicants' message does not present the issues in a good faith manner.</li> <li>• The communication continues to attempt to present the business primarily as a restaurant and wine bar, rather than as a nightclub-style operation centred around amplified music, alcohol sales, and late-night patron activity. This misrepresentation has been a consistent feature of licensing applications connected with the premises over recent years.</li> <li>• The message also appears to suggest that the historic problems associated with the venue were attributable to previous operators. Residents do not accept this characterisation. The current staff and operation are a continuation including of operational approach.</li> <li>• The applicants further state that they have recently been operating differently to previously. This is both an acknowledgment of the problems experienced historically, which residents note has not previously been accepted despite the weight of evidence, while also appearing inconsistent with more recent evidence gathered regarding the operation of the venue.</li> </ul>

	<ul style="list-style-type: none"> <li>• Recent Metropolitan Police objections identified the venue as having operated a paid-entry event outside permitted licensing conditions only a matter of months ago.</li> <li>• In addition, we recently submitted video evidence to Southwark Licensing relating to the evening of 16 May 2026 and the early morning of 17 May 2026. The evidence observed is inconsistent with a number of claims made by the applicants, including: <ul style="list-style-type: none"> <li>• Patrons below the age range referenced in the applicants' communication.</li> <li>• Amplified nightclub music being played throughout the evening and into the early hours, making it difficult for nearby residents to sleep.</li> <li>• Patrons remaining in the surrounding streets for prolonged periods into the early morning hours, including shouting, dancing, and causing disturbance until approximately 06:00 am.</li> <li>• No patron dispersal measures being implemented.</li> <li>• The facilitation of food vendors directly outside the premises, extending the nightclub environment into the public street, including the installation of tent structures, grills, and amplified music, encouraging patrons to remain and congregate outside the venue, directly facing residential homes. Residents are particularly concerned by this given that substantially similar grill and food vendor operations were previously claimed by the nightclub operators not to have any connection to the venue. The reappearance of identical arrangements, before the venue has even had its licence granted, raises significant concerns regarding the accuracy of the applicants' representations.</li> </ul> </li> <li>• Residents are also concerned by the acknowledgment within the applicants' own communication referring to the need to prevent the nightclub becoming a "nightmare" for neighbouring residents, while simultaneously suggesting that the solution is for residents to meet with operators and agree coexistence arrangements.</li> <li>• The core concern consistently raised by residents, alongside Southwark Licensing, Southwark's Environmental Protection Team, and the Metropolitan Police, is that a business model centred around amplified music, late-night alcohol sales, and nightclub-style operation into the early hours is fundamentally incompatible with the immediate residential character of the surrounding area. Even if the mitigation measures the applicant misleadingly claims to implement are in place, it would still not adequately address the underlying issue, namely the extremely close physical proximity of the venue to neighbouring residential blocks.</li> </ul>
Other person 10	No email or letter was received from the applicant on or around those dates.

	<p>As this application is exactly the same, or at least very similar, to the hours that were shared before, and I can see in the past few weeks there have been several events that people are dispersing and the venue being tidied up after 4am or 5am in the morning, and bass has been heard during warm ups and into the evening, my original email to not support this application holds unless this is 'normal' restaurant hours and would close before 11pm in the evening, and no loud music. So far, I cannot see any difference in what is being requested, or in actions from the venue. I cannot support a club or <b>late night venue</b> in any form in an area that is residential, and over the past 10 years, having that club there has made our home very difficult to live in while the club has been in use.</p>
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## List of consolidated conditions

### Conditions consistent with the operating schedule

1. That all relevant staff shall be trained in their responsibilities under the Licensing Act 2003, the promotion of the licensing objectives and the terms and conditions of this licence. Records pertaining to such training ('the staff training logs') shall be kept at the premises, shall be updated every 6 months and shall be made immediately available to authorised officers on request. The training logs shall include the trainee's name (in block capitals), the trainer's name (in block capitals), the date(s) of training and a declaration that the training has been received and understood by the trainee. If the staff training logs are a paper hardcopy, then the signature of the trainee, and the signature of the trainer shall be included.
2. That Messrs Eric Doe, George Omozejele, Alfred Mansaray and Atu Ngoy shall have no involvement in the operation of the premises whatsoever, shall hold no lease or sub-lease (or similar contract) regarding the premises and shall be permanently excluded from the premises.
3. That a digital CCTV system shall be installed at the premises, shall be maintained in full working order and shall be continually recording at all times that the premises are in use. The CCTV system must be capable of capturing a clear facial image of every person who enters the premises. The CCTV system shall be correctly time and date stamped. The CCTV system shall cover all interior and exterior areas of the premises, including the frontage of the premises, and shall collect clearly defined / focused footage.
4. That all CCTV footage shall be kept for a period of thirty-one (31) days and shall be made immediately available to authorised officers on request.
5. That a member of staff who is trained in the use of the CCTV system and who is able to view, and download to a removable storage device, CCTV footage at the immediate request of authorised officers shall be on duty at all times that the premises are in use.
6. That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers at the entrance to the premises and in the toilets advising to the effect that the taking of illegal drugs will not be tolerated at the premises. These notices shall be kept free from obstructions at all times.
7. That an incident log shall be kept at the premises to record details of any of the following occurrences at the premises:
  - a) Instances of anti-social or disorderly behaviour
  - 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

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. If the incident log is a paper hardcopy, then the signature

of the person reporting the incident in the log shall also be included. All relevant staff employed at the premises shall be trained in the use of the incident log. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises.

8. That the premises shall not be hired out to external promoters. All events taking place at the premises shall either be organised, managed, overseen and promoted by the licensee or DPS or shall be private events that are not promoted, or open to, members of the public whatsoever.
9. That any 3<sup>rd</sup> parties / members of the public using the premises for a promoted or private event must complete a venue hire agreement as written and supplied by the premises licence holder. The venue hire agreement shall include the full name and address of the hirer, copy of valid photo identification of the hirer (kept on file in accordance with data protection requirements), the hirer's signature and the date that the venue hire agreement has been signed. The venue hire agreement shall include all of the licensee's terms of hire. Such agreements shall be kept on file for 6 months from the date of the event and be made immediately available to responsible authority officers on request.
10. That door supervisors will be employed as follows:
  - a) That a minimum of two (2), SIA registered door supervisors will be employed at the premises at all times after 22:00 hours on any day that the premises are being used for DJ or music led events, and at any time when major sporting events are to be shown at the premises. The requirement for door supervisors when the premises has been hired out to a 3<sup>rd</sup> party shall be risk assessed for each event and a copy of the risk assessment shall be kept at the premises for at least 6 months and be made immediately available to authorised officers on request.
  - a) That additional SIA registered door supervisors will be employed where necessary to maintain a ratio of at least 1 SIA registered door supervisor per 100 customers (or part thereof).
  - b) The door supervisors will be employed to control entry to the premises, to deal with the searching / scanning of customers, to deal with any anti-social or disorderly behaviour at the premises, to de-escalate confrontations, to assist with emergency escape from the premises, to deal with the ejection of people from the premises, to assist management in liaising with the police regarding instances of crime and to assist with ensuring that the premises' dispersal policy is adhered to.
  - c) The door supervisors shall remain at the premises until all patrons have vacated the premises and until at least 30 minutes after the premises close.
  - d) The door supervisors shall be easily identifiable.
  - e) That when SIA security staff are deployed at the premises they shall be supplied with, and shall use, metal detectors (either metal detection arches or hand-held

metal detectors) to search all customer entries or re-entries to the premises. Prior to the premises opening the metal detectors shall be checked to ensure that they are in full working order. A log of such checks shall be kept at the premises and shall include the name of the person who undertook the check, the outcome of the check, and the time and date of the check. The log shall be made immediately available to responsible authority officers on request.

11. That all SIA registered door supervisors, the duty manager (and any other managerial staff) working, any security / stewarding staff, and any other relevant staff shall be supplied with, shall be trained in the use of, and shall use at all times the premises are in operation, 2-way radios ('walkie-talkies') to aid in the safe operation of the premises.
12. That an entry policy will be devised and maintained at the premises. A copy of the entry policy shall be kept at the premises with the premises licence and shall be made immediately available for inspection to authorised officers on request. The entry policy shall cover (but not necessarily be limited to):
  - 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

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.

13. That clearly legible notices will be prominently displayed where they can easily be seen and read by customers, stating to the effect that all customers will be searched prior to entering the premises. Such signage shall be kept free from obstructions at all times.
14. That the maximum number of people permitted on the premises at any one time (the 'accommodation limit') is **350** people (excluding staff). The accommodation limit shall be known by all staff and shall not be exceeded at any time. The accommodation limit shall be made known to any 3<sup>rd</sup> parties hiring the premises and be clearly stated on any venue hire agreement forms.
15. That when DJ or music led events, and at any time when major sporting events are to be shown at the premises, counting devices shall be used by the staff who are controlling customer entry to the premises to keep an accurate count of the number of people at the premises and to ensure that the premises' accommodation limit is never exceeded. Staff using the counting devices should be able to determine the number of people at the premises immediately on the request of authorised officers.
16. That illuminated emergency escape route and emergency exit signage ('emergency lighting') shall be installed at the premises, be maintained in full working order, be operational at all times that the premises are in use and shall be maintained free from obstruction at all times.

17. That all emergency exits, emergency escape routes and entry / exit doors at the premises shall be kept free from obstructions at all times that the premises are in use.
18. That no identified emergency exits shall be kept locked / bolted shut at any time that the premises are in use.
19. That appropriate first aid equipment / materials shall be kept at the premises in a dedicated first aid box / boxes. The first aid box(es) shall be kept easily accessible and unobstructed at all times. All staff shall be made aware of where the first aid boxes are located.
20. That an accident book / recording system shall be maintained at the premises and be available and in use at all times that the premises are in operation. The accident book / recording system shall meet all current legislative requirements. Details of any accidents will be recorded in the accident book / recording system contemporaneously. The accident book / recording system shall be made immediately available to responsible authority officers on request. Relevant staff shall be trained in this, and 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.
21. That '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.
22. That after midnight (00:00 hours), when DJ or music led events are taking place, and at any time when major sporting events are to be shown at the premises 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 during the above times.
23. 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.
24. That at any time that the premises are being used for DJ or music led events, and at a 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.

25. That only 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.
26. That a log of persons permitted access to the amplification equipment at the premises shall be kept at the premises and provided to authorised officers on request.
27. That a dispersal policy to assist with patrons leaving the premises in an orderly and safe manner shall be devised and maintained regarding the premises. A copy of the dispersal policy shall be accessible at the premises at all times that the premises are in operation. The policy should include (but not necessarily be limited to) the following:
  - a) Details as to how customer / staff egress at the premises shall be managed to minimise causing nuisance.
  - b) Details of public transport in the vicinity and how customers will be advised in respect of it.
  - c) Details of the management of taxis to and from the premises.
  - d) Details of the management of any 'winding down' period at the premises.
  - e) Details of the use of security and stewarding in respect of managing customer dispersal from the premises.
  - f) Details of any cloakroom facility at the premises and how it is managed.
  - g) Details of road safety in respect of customers leaving the premises.
  - h) Details of the management of ejections from the premises.
  - i) Details 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).

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.

28. That any advertising, marketing or media relating to the premises (including websites) will advise customers that there is parking available in the ASDA carpark next to the premises, 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.
29. That the management shall assign a designated pick-up spot / 'pick up pin' with all current online taxi hailing services (e.g., Uber, Bolt etc.).
30. That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers, at all exits from the premises and in any external area, requesting to the effect that customers leave the premises and locale in a quiet and orderly manner with respect to local residents. Such signage shall be kept free from

obstructions at all times.

31. That any litter caused by the operation of the premises shall be cleared away from the immediate vicinity of the premises periodically throughout operating hours, and at the end of trade, on each day that the premises are in operation. Relevant staff shall be trained in this, and 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.
32. That suitable external containers for customers' cigarette butts shall be provided at all times that the premises are in use. Such containers shall be emptied regularly to ensure that they can be used at all times that the premises are in use, and so that they do not overflow and cause cigarette butt litter in the vicinity.
33. That external waste handling (including recyclable materials and glass / bottles), collections of goods from the premises, deliveries of goods to the premises and the cleaning of external areas shall only occur between 08:00 hours and 20:00 hours.
34. That any external areas of the premises will be closed to customers between 23:00 hours and 08:00 hours the following day except for up to a maximum of 20 people at any one time using the external areas after 23:00 hours to smoke only.
35. That, if and when required, staff shall interact with customers to ensure that customers behave at the premises in a quiet and orderly manner and also leave the premises and locale in a quiet and orderly manner. Customers deemed by staff to be engaging in anti-social behaviour shall be asked to leave the premises. All relevant staff shall be trained in this, and 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.
36. That clearly legible signage will be prominently displayed at all customer exits, where it can easily be seen and read, requesting to the effect that patrons do not take drinks outside. Such signage shall be kept free from obstructions at all times.
37. That staff shall be trained to arrive at, conduct themselves at the premises at all times, and leave the premises in an orderly manner, with particular care taken late at night, in the early morning and when staff close the premises at the end of trade on each day. The details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises.
38. That clearly legible signage stating a dedicated contact telephone number for the premises shall be prominently displayed where it can easily be seen and read by passers-by. The signage shall state to the effect that the phone number shown can be used to contact the premises in respect of any complaints regarding the operation of the premises. If the telephone number relates to a mobile phone, then the duty manager / supervisor on duty shall have the mobile phone on their person at all times. Such signage shall be kept free from obstructions at all times.
39. That no person under 16 years old shall be permitted on the premises unless

- (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.
40. 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.
41. That a child protection / vulnerable persons policy will be devised and maintained at the premises. A copy of the child protection / vulnerable persons 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.
42. That a challenge 25 scheme shall be maintained requiring that staff selling or delivering alcohol request that any customer who looks under 25 years old, and who is attempting to purchase or take receipt of alcohol, provides valid photographic identification proving that the customer is at least 18 years old. Valid photographic identification is composed of a photo driving licence, passport, UK armed services photo ID card, any Proof of Age Standards Scheme (PASS) accredited card (such as the Proof of Age London (PAL) card) or any age verification card accredited by the Secretary of State.
43. That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons (including the prevention of 'proxy sales') and the challenge 25 scheme in operation at the premises. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises and shall be made immediately available for inspection at the premises to responsible authority officers on request.
44. That clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.
45. That a register of refused sales of alcohol shall be maintained at the premises at all times. The register shall be clearly and legibly marked on the front cover as a register of refused alcohol sales, with the address of the premises and the name of the licence holder. The register shall be used to record details of all refused sales of alcohol. The register shall be kept / be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to responsible authority officers on request.
46. That no deliveries from the premises of alcohol shall be permitted.

### **Conditions proposed by Environmental Protection Team**

47. 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.
48. During any licensed entertainment on the premises, all doors and windows shall remain closed (except for access or egress).
49. Amplified music, song, or speech shall not be broadcast in external areas at any time.
50. Customers permitted to temporarily leave and then re-enter the premises to smoke must be restricted to a designated smoking area.
51. Any queue [in a designated queuing area] to enter the premises must be always supervised by door supervisors.
52. Suitably qualified or experienced persons shall be always employed, 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.
53. 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.

54. 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.
55. 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.



## 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

##### Licensable 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 Erico 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 the 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 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 barbeque 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 be 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 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 barbeque 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

Appendix I - Lease agreement

From: [Heron, Andrew](#)  
To: [Allday, Debra](#)  
Subject: FW: Matter [REDACTED] Kent Restaurant Lounge Ltd/25 - SDLT - Complete  
Date: 10 March 2026 08:39:10  
Attachments: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

---

**From:** Audrey Straker [REDACTED] >  
**Sent:** Monday, March 9, 2026 10:46 PM  
**To:** Heron, Andrew [REDACTED]  
**Subject:** Fwd: Matter [REDACTED]/Kent Restaurant Lounge Ltd/25 - SDLT - Complete

You don't often get email from [REDACTED]. [Learn why this is important](#)

----- Forwarded message -----

**From:** Kent Lounge [REDACTED] >  
**Date:** Thu, 5 Mar 2026, 13:38  
**Subject:** Fwd: Matter [REDACTED]/Kent Restaurant Lounge Ltd/25 - SDLT - Complete  
**To:** <[REDACTED]>

----- Forwarded message -----

**From:** [REDACTED]  
**Date:** Wed, 4 Mar 2026 at 16:27

Subject: Fwd: Matter [REDACTED] / Kent Restaurant Lounge Ltd/25 - SDLT - Complete  
Kent Lounge <[REDACTED]>

Dear Sir

Please find forwarded evidence of the payment of the SDLT for lease

Regards

[REDACTED]

----- Original Message -----

**Subject:** Fwd: Matter [REDACTED] / Kent Restaurant Lounge Ltd/25 - SDLT - Complete

**Date:** 04/03/2026 16:16

**From:** [REDACTED] >

**To:** [REDACTED] >

Please see attached

Kind regards,

[REDACTED]

**Solicitor**

**Email:** [REDACTED]

**Website:** [REDACTED]

[REDACTED] ?

[REDACTED] ?

[REDACTED] ?

[REDACTED] ?

[REDACTED]

[REDACTED]

-----

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

642280

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## FRAUD PREVENTION

Please do not reply or act upon any email you might receive purporting to advise you that our bank account details have changed. Please always speak to the lawyer handling your file to confirm any changes to bank details

----- Original Message -----

**Subject:** Matter [REDACTED] Kent Restaurant Lounge Ltd/25 - SDLT - Complete

**Date:** 04/03/2026 16:11

**From:** [REDACTED]

**To:**

## SDLT5 Complete



Dear [REDACTED]

Thank you for submitting your SDLT return.

Your SDLT5 certificate has now been issued by HMRC, and a submission receipt has been provided for your file.

**Matter:** [REDACTED] / Kent Restaurant Lounge  
Ltd/25  
[516 OLD KENT ROAD, LONDON, SE1 5BA](#)

Date Ordered:  
04/03/2026

Date Completed:  
04/03/2026

### HMRC: SDLT5 & Submission Receipt

SDLT Due: 4701 [REDACTED]

COMPLETE

Fee: £6.00

If you have any questions, please contact our HelpDesk on [REDACTED]  
or [REDACTED].

[Paper AP1s are ending in 2022. Talk to the AP1 experts at InfoTrack to find out how you can switch to digital AP1s with us.](#)

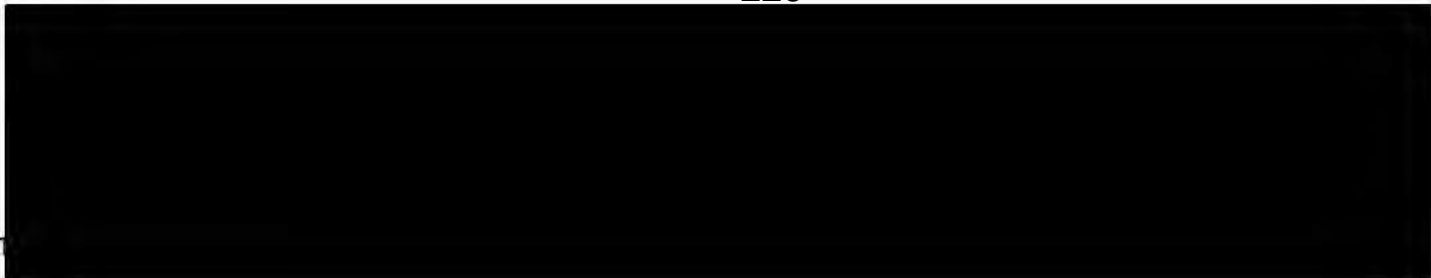
### The InfoTrack Team

[Follow us on LinkedIn](#)

[Follow us on Twitter](#)

--

Kind Regards



RECEIVED  
12 FEB 2026

Please reply to our London Office



London



Your Ref: [Redacted]

Apartments Our Ref: [Redacted] Kent Restaurant &

Date: 11/02/2026

Dear Sir

Please find enclosed the signed hard copies of the Deed of Surrender and Re-Grant and Rent Deposit Deed by our client

We expect the copies signed by your clients.

Please do acknowledge your receipt of your professional fee sent by us to you.





payment, whether or not reserved by way of rent and whether formally demanded or not;  
 observe and perform any tenant covenants and conditions contained or referred to in the Lease or this deed;  
 pay any claims, demands, damages, losses, costs or other expenses arising out of, or incidental to, the enforcement of the obligations, covenants and conditions of the Tenant under the Lease or this deed.

Deposit: the Initial Deposit and any other sums from time to time standing to the credit of the Account.

Expenses: All losses arising as a consequence of (or which it is reasonably foreseeable that the Landlord will have to incur as a result of) the forfeiture or disclaimer of the Lease including (but not limited to) the following costs and expenses:

the reasonable costs and expenses payable to legal advisers, surveyors and accountants for advice in connection with such forfeiture or disclaimer;

the reasonable costs and expenses for marketing the Property for reletting purposes;

mesne profits from the date of forfeiture or disclaimer until the date of possession by the Landlord;

a sum in lieu of the Rents at an annual rate equal to the amounts payable by the Tenant under the Lease immediately before the date of forfeiture or disclaimer, in respect of the period beginning on the date that possession is obtained until the earlier of the date on which the Property is relet and the expiry of six months;

the reasonable fees and expenses payable to any agents or surveyors in connection with the reletting or attempted reletting of the Property; and

the reasonable costs and expenses payable to legal advisers in connection with the reletting or attempted reletting of the Property;

VAT (if chargeable) in respect of the above.

Initial

Deposit: the sum of £19,500.00 (being one quarter of the rent per annum)

Interest: any interest accruing on the Deposit.

Lawful

Assignment: an assignment of the Lease (other than an assignment in breach of the terms of the Lease).

"Lease": the lease of the Property dated <sup>10<sup>th</sup></sup> FEBRUARY 2026 and made between [REDACTED] and [REDACTED] of [REDACTED] [REDACTED] (Landlord) AND KENT RESTAURANT AND LOUNGE LTD of First Floor, 516 Old Kent Road, London, England, SE1 5BA (Tenant) AND AUDREY STRAKER of [REDACTED] (Guarantor)

and including all documents supplemental or collateral to that lease except this deed.

- Minimum Amount: the aggregate of 3 months' worth of the Principal Rent and any VAT that may be payable on such sum from time to time provided that at no time shall the Minimum Amount be less than the Initial Deposit.
- Principal Rent: the annual rent first reserved under the terms of the Lease (ignoring any rent free period allowed to the Tenant at the commencement of the Term) as increased from time to time in accordance with the provisions for review contained in the Lease.
- Property: **FIRST FLOOR AND COURTYARD, 516 OLD KENT ROAD LONDON SE1 5BA** as more particularly described in and demised by the Lease.
- Rents: any sums reserved as rent under the Lease.
- Term: has the meaning given to it in the Lease.
- VAT: value added tax chargeable in the UK .
- Working Day: any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England or Wales.
- 1.2 References to the Landlord include a reference to the person entitled for the time being to the immediate reversion of the Lease.
- 1.3 References to the Tenant include a reference to its successors in title and assigns.
- 1.4 The obligations of the Guarantor under this deed are personal to the entity named as the Guarantor in this deed.
- 1.5 The expression tenant covenant has the meaning given to it by the Landlord and Tenant (Covenants) Act 1995.
- 1.6 Clause headings shall not affect the interpretation of this deed.
- 1.7 A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.8 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.

- 1.9 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.10 A reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.
- 1.11 A reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision.
- 1.12 References to clauses are to the clauses of this deed.
- 1.13 Any words following the terms including, include, in particular, for example or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.
- 1.14 A reference to writing or written includes fax but not e-mail.

## 2. DEPOSIT

- 2.1 The Landlord has already received the Initial Deposit from the Tenant and has placed the Initial Deposit in the Account.
- 2.2 The Landlord undertakes to hold the Deposit in accordance with, and subject to, the terms of this deed.
- 2.3 At all times the Tenant shall maintain the Deposit at a sum not less than the Minimum Amount.
- 2.4 The Deposit belongs to the Tenant subject to the terms of this deed.

## 3. CHARGE OF THE ACCOUNT

- 3.1 The Tenant warrants to the Landlord that:
- (a) the Deposit is, and shall at all times be, free from any charge, encumbrance or other security interest in favour of any third party, whether legal or equitable;
  - (b) no consent is required from any person for the Tenant to enter into this Deed and the Tenant is not prohibited from entering into this Deed by any covenant or prior security it has entered into;
  - (c) the Tenant shall not assign or otherwise dispose of its interest in, or the benefit of its rights under, this deed, the Deposit or the Account (or any part of them); and
  - (d) the Tenant shall not create any further charge, encumbrance or security interest over the whole, or any part of the Deposit or the Account.
- 3.2 The Tenant, with full title guarantee, charges its interest in the Account and the Deposit (together with the Tenant's right to the return of the Deposit or such part of the Deposit to which the Tenant is entitled under the terms of this deed), to the

Landlord as security for the performance of the Tenant's obligations under the Lease and this deed.

- 3.3 The Tenant covenants that it shall execute any document or take any action the Landlord reasonably specifies in order to perfect or preserve the security referred to in Clause 3.2.
- 3.4 The security created by Clause 3.2 of this deed is in addition to, and shall not affect, any other security of the Landlord as regards the Tenant.
- 3.5 The Tenant confirms that the charge in Clause 3.2 does not contravene any of the provisions of the Tenant's memorandum and articles of association and that this deed has been executed in accordance with them.

#### **4. LANDLORD'S DUTIES**

- 4.1 The Landlord is not obliged to secure any particular rate of Interest and shall be entitled to open the Account with the Bank.
- 4.2 The Landlord shall not be liable to the Tenant for any loss to the Deposit or any loss of Interest arising from any act or default unless such loss arises from the wilful default or negligence of the Landlord.

#### **5. INTEREST**

- 5.1 No interest shall be payable on the deposit to Tenant

#### **6. WITHDRAWALS**

- 6.1 Following any Default, the Landlord shall be entitled to withdraw from the Deposit such proportion of the Deposit as may be reasonably necessary to make good that Default.
- 6.2 Subject to Clause 6.5, the Landlord may make withdrawals from the Deposit as often as necessary.
- 6.3 If the Lease is forfeited or the liability of the Tenant under the Lease is disclaimed, then as compensation for the Expenses, the Landlord shall be entitled to withdraw from the Deposit such sums as may be reasonably necessary to satisfy the Expenses.
- 6.4 Any bank charges levied on the Account may be charged to the Account and met from the Deposit. If such bank charges are paid by the Landlord, the Landlord shall be entitled to withdraw from the Deposit a sum equivalent to those charges.

- 6.5 The Landlord shall give written notice to the Tenant within five Working Days following each and every withdrawal made under Clause 6.1 specifying the amount of the withdrawal, the date of the withdrawal and the invoice or liability to which the withdrawal relates.
- 6.6 Any sums withdrawn from the Deposit by the Landlord pursuant to this clause 6 shall become the property of the Landlord.

## 7. TOP UP OF THE DEPOSIT

- 7.1 Without prejudice, and in addition to the Tenant's other obligations in this deed, the Tenant shall pay to the Landlord such sum or sums as shall be necessary to ensure that the Deposit is not less than the Minimum Amount within ten Working Days after each of the following:
- (a) the date of every occasion upon which the Landlord serves notice in writing on the Tenant that the Landlord has made a withdrawal from the Account; and
- (b) the date upon which each and every review of the Principal Rent is settled in accordance with the terms of the Lease.
- 7.2 Where the Landlord serves notice in writing on the Tenant that the Landlord has exercised the option to tax under Schedule 10 of the Value Added Tax Act 1994 in respect of the Property, then the Tenant shall pay to the Landlord within ten Working Days from, but not including, the date of the notice, such sum as shall be necessary to ensure that the Deposit is not less than the Minimum Amount.
- 7.3 Where the Landlord has exercised its option to tax under Schedule 10 of the Value Added Tax Act 1994 and the rate of VAT applicable to the Principal Rent is increased, then the Tenant shall pay to the Landlord within ten Working Days of written demand by the Landlord or the date such increase takes effect in relation to the Property such sum as shall be necessary to ensure that the Deposit is not less than the Minimum Amount.
- 7.4 The Landlord undertakes to place any monies paid to it under this Clause 7, into the Account as soon as reasonably possible, but in any event within two Working Days following receipt.

## 8. REPAYMENT OF THE DEPOSIT

- 8.1 Subject to the rights of the Landlord under this deed, the Landlord shall repay the Deposit to the Tenant (less any outstanding bank charges, including any charges payable on closure of the Account) on the earliest of:

- the
- (a) two months from the date on which the Tenant yields up the Property to the Landlord with vacant possession following the expiry or sooner determination of the Term;
  - (b) 20 Working Days from the date the Landlord receives written notice of a Lawful Assignment of the Lease by the Tenant; or

- 8.2 The Landlord shall be entitled to retain from the Deposit so much of the Deposit as may in the Landlord's reasonable opinion be reasonably necessary to make good any Default.
- 8.3 Where the Deposit is paid to the Tenant pursuant to Clause 8.1(b) the Landlord shall be entitled to retain from the Deposit as much of the Deposit as may be reasonably necessary to make good any Default that occurred prior to the date of Lawful Assignment.

## 9. SALE OF REVERSION

- 9.1 The Tenant agrees that the Landlord may assign the benefit of this Deed (including the charge referred to in Clause 3) simultaneously with a disposal of the reversion to the Lease and the Landlord shall transfer the Deposit to its successor on completion of such assignment
- 9.2 The Tenant shall not unreasonably withhold consent to a request made by the Landlord under section 8 of the Landlord and Tenant (Covenants) Act 1995 for a release from all or any of the covenants in this deed falling to be complied with by the Landlord.

## 10. COSTS

On completion of this deed, the Tenant shall pay the reasonable costs and disbursements of the Landlord's solicitors and its managing agents in connection with this deed. This obligation extends to costs and disbursements assessed on a full indemnity basis and to any VAT in respect of those costs and disbursements except to the extent that the Landlord is able to recover such VAT.

## 11. THE RIGHT OF RE-ENTRY IN THE LEASE

The right of re-entry in the Lease shall be exercisable if any covenant or condition contained in this deed falling to be complied with by the Tenant is breached, as well as if any of the events stated in the provision for re-entry in the Lease occur.

## 12. GUARANTOR'S OBLIGATIONS

In the event of any breach of any covenant or condition falling to be complied with by the Tenant in this deed, the Guarantor shall remedy any such breach and make good to the Landlord on demand and indemnify the Landlord against all liabilities, costs, expenses, damages and losses suffered or incurred by the Landlord arising out of or in connection with any such breach.

implied and made or to be made by or with that party are made by or with those persons jointly and severally

- 8. The SURETY covenant with the Landlord to observe and perform the covenants on his part contained in the seventh schedule of the Existing Lease and any other covenants on his part herein contained in this deed or the Existing Lease

IN WITNESS whereof the Landlord and the Tenant have executed these presents as a Deed the day and year first before written

SCHEDULE 1

Title Number

Existing Lease

Date

The lease of First Floor and Courtyard, 516 Old Kent Road London SE1 5BA

29/07/2025

Executed as a Deed by the said

[Redacted]

[Redacted Signature]

Signature

Witness Signature

[Redacted Witness Signature]

Witness  
to print full names [redacted] .....

Address ... [redacted] .....

[redacted] .....

[redacted] .....

Occupation ... PHARMACIST .....

Executed as a Deed by the said  
[redacted]

[redacted]  
Signature

Witness  
Signature [redacted] .....

Witness  
to print full names [redacted] .....

Address ... [redacted] .....

[redacted] .....

[redacted] .....

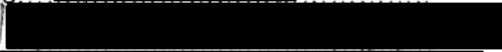
Occupation ... PHARMACIST .....

in the presence of :-

Witness signature



Witness name



Address



LONDON,



Witness name

Address.....

SIGNED as a DEED by the said

[Redacted signature]

in the presence of :

Witness signature

Witness name

Address.....

EXECUTED as a DEED by the said

**KENT RESTAURANT AND LOUNGE LTD**

acting as a Director

[Redacted signature]

in the presence of :-

Witness signature... [Redacted]

Witness name... [Redacted]

Address... [Redacted]

SIGNED as a DEED by the said

**AUDREY STRAKER** acting in his

capacity as Guarantor

[Redacted signature]

**13. INDEMNITY**

The Tenant shall make good to the Landlord on demand, and indemnify the Landlord against, all liabilities, costs, expenses, damages and losses suffered or incurred by the Landlord arising out of or in connection with any breach of the terms of this deed.

**14. NOTICES**

Any notice given under or in connection with this deed must be in writing and must be delivered by hand, or sent by pre-paid first class post or other next working day delivery service or by any other means permitted by the Lease. A correctly addressed notice delivered by hand shall be deemed to have been delivered at the time the notice is left at the proper address. A correctly addressed notice sent by pre-paid first class post or other next working day delivery service shall be deemed to have been delivered on the second Working Day after posting.

**15. THIRD PARTY RIGHTS**

A person who is not a party to this deed shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this deed.

**16. GOVERNING LAW**

This deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

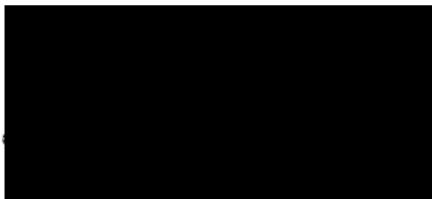
**17. JURISDICTION**

The parties irrevocably agree that the courts of England and Wales shall have [exclusive OR non-exclusive] jurisdiction to settle any dispute or claim that arises out of or in connection with this deed or its subject matter or formation (including non-contractual disputes or claims).

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

SIGNED as a DEED by the said





.....  
in the presence of :-

Witness signature 

DATED 10<sup>th</sup> February 2026

BETWEEN

[REDACTED]

[REDACTED]

- and -

KENT RESTAURANT AN LOUNGE LTD

- and -

AUDREY STRAKER (SURETY)

DEED OF SURRENDER AND RE-GRANT

- relating to -

FIRST FLOOR AND COURTYARD  
516 OLD KENT ROAD  
LONDON SE1 5BA

[REDACTED]

**Prescribed clauses under Schedule 1A of the Land Registration Rules 2003**

LR1. Date of Lease : 29/07/2025

LR2 Title Numbers : LR2.1 Landlord's Title Number [REDACTED]

LR2.2 Tenant's Title Number

LR3 Parties to this Lease

Landlord: [REDACTED]  
and [REDACTED] of [REDACTED]  
[REDACTED]

Tenant: Kent Restaurant and Lounge  
LTD of First Floor, 516 Old Kent Road,  
London SE1 5BA

Surety: Audrey Straker of [REDACTED]  
[REDACTED]

LR4 Property : FIRST FLOOR AND COURTYARD  
516 OLD KENT ROAD LONDON  
SE1 5BA

the

In the case of a conflict between this clause and  
remainder of this Lease then, for the purposes of  
registration, this clause shall prevail.

The Schedule

LR5 Prescribed Statements : LR5.1 None

LR5.2 Not Applicable

LR6 Term for which the  
Property is leased : 10 Years from and including the 1<sup>st</sup> day of March 2025 to  
28<sup>TH</sup> February 2035

LR7 Premium: Nil

LR8 Prohibitions on restrictions  
on disposing of this Lease : This Lease does contain a provision that prohibits  
or restricts dispositions

LR9 Rights of Acquisition, etc :

lease, to

LR9.1 Tenant's contractual rights to renew this  
Acquire the reversion or another lease of

the

land	Property, or to acquire an interest in other
	Not Applicable
this lease	LR9.2 Tenant's covenant to (or offer to) surrender
	Not Applicable
lease	LR9.3 Landlord's contractual rights to acquire this
	Not Applicable
LR10 Restrictive covenants given in this Lease by the Lessor in respect of land other than the property :	None
LR11 Easements :  Schedule	LR11.1 Easements granted by this Lease for the benefit of the property: Second
the	Easements granted by this Lease for
the	benefit of the property are contained in
Lease the	Second Schedule to the Existing provisions of which are incorporated by reference
	LR11.2 Easements granted or reserved by this lease over the Property for the benefit of other Property Second Schedule
LR12 Estate rent charge burdening the property :	Not Applicable
LR13 Application for standard form of restriction :	Not Applicable
LR14 Declaration of Trust where there is more than one person comprising the Tenant :	Not Applicable

**THIS DEED OF SURRENDER AND LEASE** is made on the date specified in clause LR1 **B E T W E E N** [REDACTED] and [REDACTED] [REDACTED] of [REDACTED] (hereinafter called "the Landlord") of the one part and **KENT RESTAURANT AND LOUNGE LTD** of **FIRST FLOOR, 516 OLD KENT ROAD LONDON SE1 5BA** (hereinafter called "the Tenant") of the other part and **AUDREY STRAKER** of [REDACTED] London [REDACTED] (hereinafter called "the Surety").

**W H E R E A S:-**

- (1) By a lease particulars of which are set forth in the Schedule 1 hereto (hereinafter called "the Existing Lease") the premises therein described namely **FIRST FLOOR AND COURTYARD 516 OLD KENT ROAD LONDON SE1 5BA** ("the Premises") were demised to the tenant therein named for the term of specified therein ("the Existing Term") at the yearly rent therein mentioned and subject to the terms and conditions therein contained
- (2) The Existing Lease is now vested in the Tenant and the reversion expectant thereon is vested in the Landlord.
- (3) It has been agreed between the parties hereto that the Existing Term shall be surrendered to the landlord and that a term of 10 years from and including the 1<sup>st</sup> of March 2025 to 28<sup>th</sup> February 2035 ("the New Term") shall be granted to the Tenant in substitution

**NOW THIS DEED WITNESSETH** as follows:-

1. In consideration of the demise hereinafter contained the Tenant with full title guarantee hereby surrenders unto the Landlord the residue of the Existing Term which shall forthwith merge in the Landlord's title of the said premises
2. In consideration of the covenants on the part of the Tenant herein contained the Landlord **HEREBY DEMISES** unto the Tenant the Premises together with the property rights and other matters and subject to the reservations and exceptions mentioned in the Existing Lease **TO HOLD** the same unto the

Tenant for the New Term paying therefor during the term hereby created the yearly rent as in the Existing Lease.

3. The Tenant hereby covenants with the Landlord to pay the rent hereby reserved
4. This Lease is made upon the same terms and subject to the same covenants and conditions and provisions in all respects as those contained in the Existing Lease and shall be read and construed as if such covenants conditions and provisions were herein set forth verbatim with such modifications only as are necessary to make the same applicable to the present demise instead of the demise created by the Existing Lease
5. The Landlord and the Tenant hereby covenant with the other to observe and perform the covenants conditions and provisions mentioned in clause 4 hereof and in particular the Tenant will observe and perform the covenants on the part of the Tenant and the Landlord will observe and perform the covenants on the part of the Landlord
6. This lease is a new tenancy for the purpose of the Landlord & Tenant (Covenants) Act 1995
7. Where herein the context so admits:-
  - (1) words importing one gender include the other genders and words importing the singular include the plural and vice versa
  - (2) the expressions "the Landlord" and "the Tenant" include their respective successors in title and the expression "the Landlord" include the reversioner for the time being immediately expectant upon the term created by this lease and any superior landlord
  - (3) where for the time being there are two or more persons within the meaning of the expression "the Tenant" obligations expressed or

Executed as a Deed by the said  
**KENT RESTAURANT AND LOUNGE LTD**

.....  
[Redacted Signature]

Acting by a director

( Signature of director)

Print full name of director: AUDREY STRAKER

in the presence of

Witness  
Signature .....  
[Redacted Signature]

Witness  
to print full names .....  
[Redacted Name]

Address .....  
[Redacted Address]

.....  
[Redacted Address]

.....  
[Redacted Address]

Occupation *Painter and Decorator*

Executed as a Deed by the said  
**AUDREY STRAKER**

.....  
[Redacted Signature]

( Signature of Surety)

in the presence of

Witness  
Signature .....  
[Redacted Signature]

Witness  
to print full names .....  
[Redacted Name]

Address ..... [Redacted]

[Redacted]

[Redacted]

Occupation ..... Painted and Decorator

[Redacted]

[Redacted]

Our ref:

[Redacted]

12 February 2026

Dear [Redacted]

**Deed of Surrender and Re-Grant of FF 516 Old Kent Road London**

Following completion please find enclosed the tenant's signed copies of the Rent Deposit Deed and Deed of Surrender and Regrant.

Yours sincerely

[Redacted]

[Redacted]

[Redacted]

# Order Fee Summary



## Details

**Prepared for:** [REDACTED]  
**Firm Address:** [REDACTED]  
  
**Date:** 04/03/2026  
**Matter:** [REDACTED] Kent Restaurant Lounge Ltd/25  
**Summary Reference:** [REDACTED] Kent Restaurant Lounge Ltd/25 549  
**Supplier:** HMRC  
**Ordered by:** [REDACTED]

Description	Non Vatable	Vatable	VAT	Total
SDLT	£0.00	£5.00	£1.00	£6.00
<b>TOTAL</b>	<b>£0.00</b>	<b>£5.00</b>	<b>£1.00</b>	<b>£6.00</b>

Vatable items are charged at a rate of 20%

Reference

Agent's reference

**Certificate number****Date of issue**

04/03/2026 16:11:00

**Description of transaction****Effective date of transaction****Title number/folio number (NI)****NPLG UPRN****Property or land address**

LONDON

**Additional property or land address****Title number/folio number (NI)****Purchaser/Lessee**

KENT RESTAURANT &amp; LOUNGE LTD

516

OLD KENT ROAD

LONDON

**Additional Purchaser/Lessee****Vendor/Lessor**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Additional Vendor/Lessor**

This certificate is issued under section 79 of Finance Act 2003 and evidences that a Land Transaction Return has been delivered in respect of the above notified transaction.

# SDLT Submission Receipt



Matter: [REDACTED]/Kent Restaurant Lounge Ltd/25

Vendor Reference: [REDACTED]

Effective Date: 29/07/2025

Submission Date: 04/03/2026 16:11:00

UTRN: [REDACTED]

Property 1: 516 OLD KENT ROAD, LONDON, SE1 5BA

Response: HMRC has received the IR-SDLT-LTR document ref: V [REDACTED] [REDACTED] at 16.09 on 04/03/2026. The associated IRmark was: [REDACTED] We advise you to keep this receipt in both electronic and hardcopy versions for your records. You may wish to use them to identify your submission in the future.

Total Due: [REDACTED]

Stamp Duty should be paid no later than 12/08/2025 .

# Land Transaction Return



## Details for submission to HMRC - For client approval

Matter:	[REDACTED]/Kent Restaurant Lounge Ltd/25
Transaction Description:	L - Grant of lease
Restrictions Affecting Details:	
Effective Date:	29/07/2025
Contract Date:	29/07/2025
Land Exchanged (Full or Part):	No
Pursuant To Option:	No
Certificates For Each Property:	No

## Property Details

Property Type:	03 - Non Residential
Local Authority:	5840 - Southwark
Title Number:	[REDACTED]
NLPG UPRN:	
House Number:	516
Building Name:	
Street:	OLD KENT ROAD
Locality:	
Town:	LONDON
Postcode:	SE1 5BA
Interest Transferred:	LP - A lease to an occupier or with vacant possession and not a ground rent or nominal rent.
Land Area:	SquareMetres
Plan Submitted:	No
Mineral Rights:	

## Lease Details

Lease Type:	N - Non-Residential
Lease Type:	N - Non-Residential
Lease Start Date:	01/03/2025
Lease End Date:	28/02/2035
Rent Payable (£):	78,000.00
Rent End Date:	30/06/2025
Rent Free Period (Months):	
Later Rent Known:	Yes
VAT Amount (£):	

Premium Paid (£):	0.00
Net Present Value (£):	[REDACTED]
Total Premium Tax (£):	0.00
Total NPV Tax (£):	[REDACTED]

## Commercial Details

Sale Includes:	
Non Residential Use:	Other
Post Transaction Ruling:	No
Consideration Dependent On FutureEvents:	No

## Tax Calculation

Transaction Type:	L - Grant of lease
Property Type:	NonResidential
Effective Date:	29/07/2025
Claiming Relief:	No
Year 1 Rent (£):	[REDACTED]
Year 2 Rent (£):	[REDACTED]
Year 3 Rent (£):	[REDACTED]
Year 4 Rent (£):	[REDACTED]
Year 5 Rent (£):	[REDACTED]
Were contracts exchanged after 17 March 2016?	Yes
Linked Transaction:	No
Linked Total (£):	
Total Due (£):	[REDACTED]
Penalties (£):	[REDACTED]
Amount Paid (£):	[REDACTED]
Amount Paid Includes Penalties:	Yes

## Tax Banding - Premium Paid

Commercial Rate				
Tax Band (£)	%	Taxable Sum (£)		Tax (£)
0 - 150,000	0		0	0.00
150,000 - 250,000	2		0	0.00
250,000+	5		0	0.00

## Tax Banding - Rent

Commercial Rate				
Tax Band (£)	%	Taxable Sum (£)		Tax (£)
0 - 150,000	0		[REDACTED]	0.00
150,000 - 5,000,000	1		[REDACTED]	[REDACTED]
5,000,000+	2		0	0.00

**Vendor**

Type	Individual
Title:	MR
First Name:	[REDACTED]
Middle Name:	
Surname:	[REDACTED]
House Number:	[REDACTED]
Building Name:	
Street:	[REDACTED]
Locality:	[REDACTED]
Town:	[REDACTED]
Postcode:	[REDACTED]

**Vendor's Agent Details**

Agent Name:	[REDACTED]
House Number:	[REDACTED]
Building Name:	
Street:	[REDACTED]
Locality:	
Town:	LONDON
Postcode:	[REDACTED]
Dx Number:	
Email:	[REDACTED]k
Telephone:	[REDACTED]
Reference:	[REDACTED]

**Purchasers**

Type	Company
Company Name:	KENT RESTAURANT & LOUNGE LTD
House Number:	516
Building Name:	
Street:	OLD KENT ROAD
Locality:	
Town:	LONDON
Postcode:	SE1 5BA
Phone Number:	
Is Purchaser Trustee:	No
Vendor Connected:	No
Type of Reference:	Company Registration Number or Non-UK Tax Reference
Company Number / Tax Reference:	[REDACTED]
Issuing country:	UNITED KINGDOM
Authorise Agent:	Yes

Certificate Address:

Agent

Purchaser Description:

14 Other company

**Declaration**

The purchaser(s) must sign this return.

The information I have given on this return is correct and complete to the best of my knowledge and belief.

I/we authorise our agent to file the return electronically.

Signature of purchaser 1

IRMark:

**From:** [Stone, David](#)  
**To:** [Owojori, Ola](#)  
**Subject:** FW: Resident Update: Application 888586  
**Date:** 20 May 2026 11:22:40  
**Attachments:** [Night Club Street Food Vendors.MOV](#)  
[Rubbish on floor.png](#)

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**From:** [REDACTED] >  
**Sent:** Tuesday, May 19, 2026 12:33 PM  
**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** Resident Update: Application 888586

Dear Southwark Licensing,

I write further to the resident objections already submitted in respect of Premises Licence Application No. 888586.

On the night of Saturday 16 May 2026 and into the early hours of Sunday 17 May 2026, the premises was again operating in a manner which caused public nuisance and disturbance to nearby residents. This activity continued throughout the night and into the early morning hours.

Please find the **attached video and picture** that covers a tiny proportion of the overall evening.

The activity observed included:

- Queueing of patrons outside the premises for entry.
- Loud amplified music audible externally from approximately 00:30 onwards preventing residents from sleeping.
- Patrons congregating outside the venue throughout the night, creating persistent noise disturbance.
- A food stall operating directly outside the nightclub premises.
  - The food stall consisted of at least two workers, a tent structure, and music being played to attract nightclub patrons.
  - This type of food stall operation is materially relevant, as representatives connected with the premises have previously asserted that such stalls were not associated with the venue and were merely independent operators appearing without the venue's involvement or control.
- Vehicles obstructing public pedestrian pathways.
- Loud music being played directly into the street environment.
- The above activities continuing well beyond 04:00, 05:00, and into approximately

06:00.

- Patrons dispersing into Marlborough Grove and surrounding residential areas while shouting, socialising loudly, engaging in sexually suggestive dancing, and screaming directly opposite John Penry House and other nearby residential buildings.
- No effective dispersal policy being implemented.
- No visible evidence of staff exercising meaningful control or supervision over patrons once outside the premises.
- Rubbish and garbage being left being once patrons have left (including plastic cups and bottles).

Residents continue to experience repeated disturbance associated with the operation of this venue and its surrounding activities, despite the premises not currently operating under the premises licence being sought.

Residents are seriously concerned about the likely impact should the application be granted, including the potential for these issues to continue at an even greater scale during promoted nightclub events operating under a full premises licence. This is especially a concern for work and school nights.

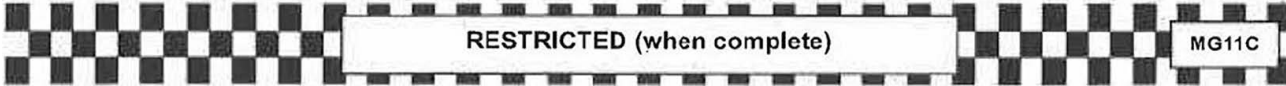
Kind regards,

[REDACTED]









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 [redacted] 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.

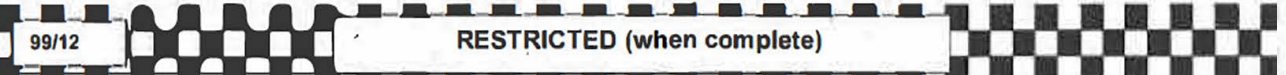
Witness Signature:  Date: 02/11/2025

I have been a Police Officer for 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 a Premises inspection of the venue called Kent Restaurant and Lounge Ltd First Floor 516 Old Kent road SE1 5BA .

On Saturday 01<sup>st</sup> 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 [redacted] 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 [redacted] 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 [redacted] 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 the Male C " who are you sir ?" he replied "uh" I again said " who are you?" the male then

Signature Witnessed by Signature: .....



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 [redacted] 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 [redacted] then explained to the both male regarding regulated entertainment and the requirements of the licensing act to which MaleC stated " [redacted] has one he isn't around now " , Pc [redacted] 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 [redacted] said to both MaleA and MaleC " do you know Mr [redacted] do you know his number?", to which MaleA said " he is not here " , Pc [redacted] in 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 [redacted]?", Male A said " yes", I said " I not [redacted] ?", male A said " no [redacted] ", I said" is it [redacted] or [redacted] c as im confused", MaleA said "[redacted]". 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 [redacted] and asked her to attend the venue to which she did at 2109hrs. I explained to [redacted] that the venue had regulated entertainment taking place in the form of dj led amplified music without a licence or TEN in place, [redacted] replied "there is no alcohol its 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 ", [redacted] replied " im going to end it now ". I then explained to [redacted] 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 . [redacted] stated that she was sorry that she was not at the venue but she had been at her nieces who had passed away . Pc [redacted] explained the form 694 to [redacted] and informed her that the matter would be reported to Southwark council licensing "and she signed acknowledging our visit . Pc [redacted] said to [redacted] " was this a ticketed event ?" [redacted] said " this was a private event that should finish at 10o'clock " , Pc [redacted] said " I mean did they need tickets to get in ?", [redacted] replied " no this is a private thing " Pc [redacted] said " so it was invite only?" [redacted] y 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 ordour of cannabis, my previous experience of persons in possession of cannabis allows me as a Police Office to identify the ordour 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:.....

PRINTED AT 09:21 07:MAY:

221006

SINGLE INCIDENT PRINTOUT

PAGE 1

INCIDENT No. 6117:20AUG25

INCIDENT No. 6117 entered at 17:46 on 20AUG25 by CHS/CHS in CCC/IR

INCIDENT WAS ENTERED "EXTERNALLY"

Rec By :E (Emergency)

Call Tel :

Call Type:T (Third Party)

Call Mail:

Cntct Tel:

Att Locn :516 OLD KENT ROAD, SE1:701 CLUB

Map :Page 113, Grid Reference 534371,177879

GPA :MM Division: [ASE:AWW]

Inc Locn :516 OLD KENT ROAD,SE1:701 CLUB

Map :Page 113, Grid Reference 534371,177879

GPA :MM Division: [ASE:AWW]

Call Locn:17

Map :

GPA :

Opening 1:314 (Suspicious Circumstances)

Open Text:

Urgency :R (Referred)

Major :

VRMs :

Proposal :

Assigned :

DeAssign :AS71L, AS27L

TOA :

DO Name :

DO Tel :

CRIME REF:

Class 1 :506 (Duplicate)

Qual 1 :701 (Assistance Requested / Rendered)

Res 1 :720 (Linked)

Clo Text :

O Dealing:

Metops :

CHS Demid:20250820032668

PRINTED AT 09:21 07:MAY:26

221006

SINGLE INCIDENT PRINTOUT

PAGE 2

INCIDENT No. 6117:20AUG25

Use MSS SMF:SPECARCHIVE)

## Remarks:

Time Date Opid Termid  
-----

20AUG25 CHS CHS (pre 1st routing)  
CREATED IN: CHS AT: 2025-08-20 17:46:42 CAD AT: 2025-08-20 17:51:08

=====

ENTERED BY: CHS (c709380 ) AT: 2025-08-20 17:47:01  
Enhanced/Dynamic EISEC location available (and subject to further updates): 521499,180878 within 61 metres to 95% confidence - Mobile result (see History for details and subsequent updates)

17:51:08 20AUG25 CHS #2

ENTERED BY: CHS (c709380 ) AT: 2025-08-20 17:51:07  
^ INFT THERE IS A PARTY GOING ON - THERE IS LOTS OF NOISE AND THEY ARE ALL IN BLACK CLOTHING AND BALACLAVAS - A LOT BOYS AT THE PARTY AND OUTSIDE  
^ OP CALLER EVASIVE WITH HER OWN LOCATION AND LINE CLEARED  
- WOULD HAVE ADVISED EH FOR COUNCIL BUT S GRADING DUE TO THE REMS ABOUT LOTS OF BOYS IN BALACLAVAS  
^ EXCH LI O2 ELLIPSE 95  
521499 180878  
SEMI 61 AND ANGLE 0

17:52:23 20AUG25 CHS #3

ENTERED BY: CHS (c709380 ) AT: 2025-08-20 17:52:17  
SMF THRIVEPLUS (All ThrivePlus Related Incidents)  
\*\*\* This SMF to be used for ThrivePlus Related Incidents \*\*\*.  
T: NONE OFFERED DURING CALL  
H: OF NOISE AND MALES IN BALACLAVAS  
R: MALES IN BALACLAVAS  
I: S GRADED FOR THIS TO BE CHECKED OUT  
V: CALLER WAS PUTTING HER CHILD TO SLEEP

CONTINUED ...

SUBJECT TO FREEDOM OF INFORMATION ACT AND DATA PROTECTION ACT  
NO UNAUTHORISED DISCLOSURE-DISPOSE OF AS CONFIDENTIAL WASTE.

PRINTED AT 09:21 07:MAY:26 lynch 221006

SINGLE INCIDENT PRINTOUT PAGE 3

INCIDENT No. 6117:20AUG25

Time Date Opid Termid  
-----

E: VIA UNIT  
Plus: TEXTING SUSPENDED  
Repeat Caller Identified?: No  
Does this relate to a Repeat Victim?: No  
How are they a Repeat Victim?:

17:53:10 20AUG25 748666 L3040 #4

^ASE CIRCED

17:53:19 20AUG25 CHS #5

ENTERED BY: CHS (c709380 ) AT: 2025-08-20 17:53:19

THRIVE+ summary: MEDIUM

17:53:52 20AUG25 743219 L3038 #6

OP^ASE - WHAT IS THE CRIME HERE? BALACLAVAS? WE HAVE NO POWER INSIDE A CLUB FOR NOISE

17:54:39 20AUG25 743219 L3038 #7

^2373AS - THIS IS A QUEUE, ALL IS ORDERLY NO ISSUES

18:15:24 20AUG25 748666 L3040 #8

^AS6 CAN THIS BE REOPENED, 71 WILL BE ATTENDING

Previous Actions:

Time Date Opid Termid ACTION

-----

17:51:08 20AUG25 CHS CCC:CCB O() 314:SUSPICIOUS CIRCUMSTANCES

" " " " PI

17:51:42 " 748666 DIV:ASE AK

17:52:23 " CHS CCC:CCB CR()

" " " " CT()

" " " " PI

17:52:30 " 748666 DIV:ASE AK

" " " " AK

17:52:35 " CHS CCC:CCB LOCC(17:701 CLUB)()

" " " " PI

17:52:39 " 748666 DIV:ASE AK

17:53:19 " CHS CCC:CCB PI

17:53:24 " 743219 DIV:ASE AK

17:53:53 " " " AK

17:53:59 " " " AC()

" " " " AQ()

" " " " AR()

17:54:02 " " " PS/CM

17:54:13 " " " LOCA(516 OLD KENT ROAD,SE1:701 CLUB)(MM)

17:56:15 " 200237 " GF(S)#7

CONTINUED ...

SUBJECT TO FREEDOM OF INFORMATION ACT AND DATA PROTECTION ACT  
NO UNAUTHORISED DISCLOSURE-DISPOSE OF AS CONFIDENTIAL WASTE.

PRINTED AT 09:20 07:MAY: 221006

SINGLE INCIDENT PRINTOUT

PAGE 1

INCIDENT No. 8508:20AUG25

INCIDENT No. 8508 entered at 22:37 on 20AUG25 by CHS/CHS in CCC/IR

INCIDENT WAS ENTERED "EXTERNALLY"

Rec By :O (Ordinary)

Call Tel :

Call Name: (Head Security)

Call Type:T (Third Party)

Call Mail:

Cntct Tel:

Att Locn :(CLUB 701) 516 OLD KENT ROAD, SE15

Map :Page 113, Grid Reference 534779,177563

GPA :MM Division: [ASE:AWW]

Inc Locn :(CLUB 701) 516 OLD KENT ROAD, SE15

Map :Page 113, Grid Reference 534779,177563

GPA :MM Division: [ASE:AWW]

Call Locn:(CLUB 701) 516 OLD KENT ROAD, SE15

Map :Page 113, Grid Reference 534779,177563

GPA :MM Division: [ASE:AWW]

Opening 1:507 (Contact Record)

2:314 (Suspicious Circumstances)

Open Text:

Linked :

Phone Field : (For previous Incidents from this phone use

CONTINUED ...

SUBJECT TO FREEDOM OF INFORMATION ACT AND DATA PROTECTION ACT  
NO UNAUTHORISED DISCLOSURE-DISPOSE OF AS CONFIDENTIAL WASTE.

PRINTED AT 09:20 07:MAY:26

SINGLE INCIDENT PRINTOUT

PAGE 2

INCIDENT No. 8508:20AUG25

No Comments for this Location

Remarks:

Time Date Opid Termid

-----

20AUG25 CHS CHS (pre 1st routing)

CREATED IN: CHS AT: 2025-08-20 22:37:18 CAD AT: 2025-08-20 22:40:30

=====

ENTERED BY: CHS (c748433 ) AT: 2025-08-20 22:40:20

^Op caller is head security

They have under 18 event finishing now, he had spoken to the local police early and they said that they would send a unit or two down to ensure that they kids could disperse safely. They suspicious electric bike riders in the area earlier.

22:42:55 20AUG25 CHS #2

ENTERED BY: CHS (c748433 ) AT: 2025-08-20 22:42:36

Met Police: Your call reference is: CAD 8508/20Aug25.

Thank you for your call. Your request was passed through to the local Borough.

22:42:55 20AUG25 CHS #3

ENTERED BY: CHS (c748433 ) AT: 2025-08-20 22:42:55

THRIVE+ summary: MEDIUM

22:43:21 20AUG25 717539 L3038 #4

WE HAVE HAD A LARGE SCALE INCIDENT NOW WE CANNOT SEND ANYONE

22:43:33 20AUG25 717539 L3038 #5

ARE THE PARENTS THERE TO MEET THESE KIDS IN CENTRAL LONDON FORM THIS EVENT?

PRINTED AT 09:23 07:MAY:26

221006

SINGLE INCIDENT PRINTOUT

PAGE 1

INCIDENT No. 7314:27MAY25

INCIDENT No. 7314 entered at 21:40 on 27MAY25 by CHS/CHS in CCC/IR

INCIDENT WAS ENTERED "EXTERNALLY"

Rec By :E (Emergency)

Call Tel :

Call Name:

Call Type:

Call Mail:

Cntct Tel:

Att Locn :516 OLD KENT ROAD, SE1:CLUB 701

Map :Page 113, Grid Reference 534371,177879

GPA :MM Division: [ASE:AWW]

Inc Locn :

Map :

GPA :

Call Locn:

Map :

GPA :

Opening 1:215 (ASB - Nuisance)

2:202 (Rowdy Or Inconsiderate Behaviour)

Open Text:

Urgency :R (Referred)

Major :

VRMs :

Proposal :

Assigned :

DeAssign :

TOA :

DO Name :

DO Tel :

CRIME REF:

Class 1 :507 (Contact Record)

Qual 1 :701 (Assistance Requested / Rendered)

Res 1 :720 (Linked)

Clo Text :

O Dealing:

Metops :

CHS Demid:20250527035539

Linked :explicitly to 7296:27MAY25

Linked :implicitly to 7344:27MAY25 7386:27MAY25

CONTINUED ...

SUBJECT TO FREEDOM OF INFORMATION ACT AND DATA PROTECTION ACT

NO UNAUTHORISED DISCLOSURE-DISPOSE OF AS CONFIDENTIAL WASTE.

PRINTED AT 09:23 07:MAY:26

221006

SINGLE INCIDENT PRINTOUT

PAGE 2

INCIDENT No. 7314:27MAY25

Location Field : (For previous Incidents at this location use  
 action:LCD or LCL - use DARIS to extend search)  
 Gazetteer Comments : (May have existed or altered since Incident creation -  
 Use MSS SMF:SPECARCHIVE)

Location Based Comments

\*\* Attendance Location \*\*

Time Date Opid Termid

-----  
27MAY25 CHS CHS (pre 1st routing)CREATED IN: CHS AT: 2025-05-27 21:40:07 CAD AT: 2025-05-27 21:41:34  
=====

ENTERED BY: CHS (p266547) AT: 2025-05-27 21:40:31

^INFT - THERE IS A PARTY GOING ON THERE IS MINORS SMOKING WEED AND  
DOING LOTS OF DRUGS - MTF

21:41:34 27MAY25 CHS #2

ENTERED BY: CHS (p266547) AT: 2025-05-27 21:41:28

^INFT - SOME OF MY FRIENDS ARE THERE AS WELL I HAVE TOLD THEM TO LEAVE

21:41:34 27MAY25 CHS #3

ENTERED BY: CHS (p266547) AT: 2025-05-27 21:41:34

^OP - NOTED LINKED CALLS AND UNITS TOA/

21:45:26 27MAY25 CHS #4

ENTERED BY: CHS (p266547) AT: 2025-05-27 21:42:44

^OP - NO OTHER DETAILS PROVIDED FROM INFT

21:45:26 27MAY25 CHS #5

ENTERED BY: CHS (p266547) AT: 2025-05-27 21:43:28

SMF THRIVEPLUS (All ThrivePlus Related Incidents)

\*\*\* This SMF to be used for ThrivePlus Related Incidents \*\*\*.

T: BELIEVE MINORS DOING DRUGS AT LOCATION

H: PHYSICAL HARM

R: MINORS AT RISK

I: R GRADED AS OFFICERS RUNNING ON LINKED CAD

V: MINORS DOING DRUGS

CONTINUED ...

SUBJECT TO FREEDOM OF INFORMATION ACT AND DATA PROTECTION ACT  
 NO UNAUTHORISED DISCLOSURE-DISPOSE OF AS CONFIDENTIAL WASTE.

PRINTED AT 09:23 07:MAY: 221006

SINGLE INCIDENT PRINTOUT

PAGE 3

INCIDENT No. 7314:27MAY25

Time Date Opid Termid

-----

E: ADVISED OFFICERS ON ROUTE ALREADY

Plus:

Repeat Caller Identified?: No

Does this relate to a Repeat Victim?: No

How are they a Repeat Victim?:

21:45:26 27MAY25 CHS #6

ENTERED BY: CHS (p266547 ) AT: 2025-05-27 21:45:26

THRIVE+ summary: LOW

SUBJECT TO FREEDOM OF INFORMATION ACT AND DATA PROTECTION ACT  
NO UNAUTHORISED DISCLOSURE-DISPOSE OF AS CONFIDENTIAL WASTE.

**From:** Kent Lounge [REDACTED]  
**Sent:** Tuesday, November 4, 2025 4:48 PM  
**To:** Heron, Andrew [REDACTED]  
**Cc:** McArthur, Wesley [REDACTED] >; Lynch Mark A - [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.

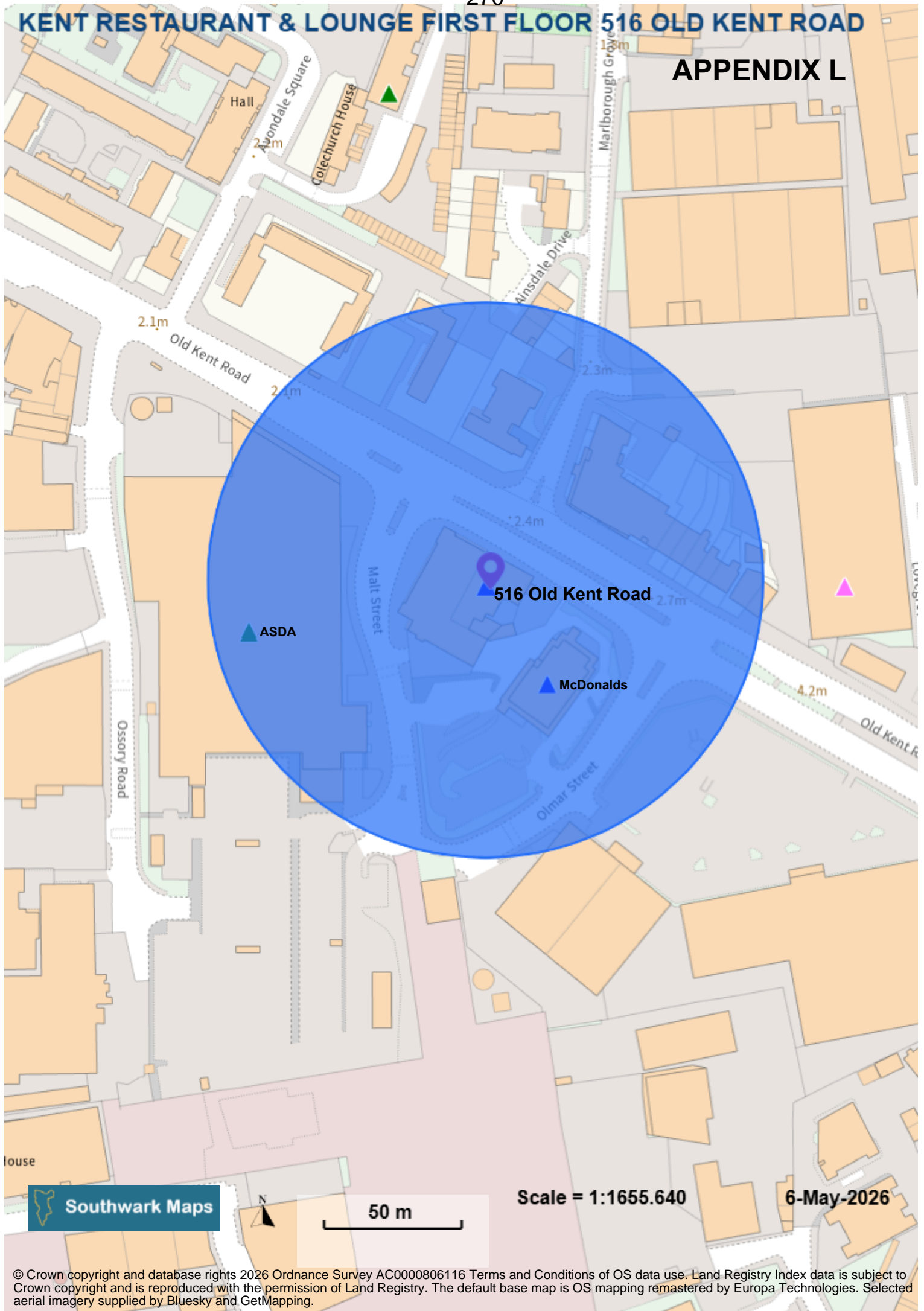
I would like to continue with my application.

Thanks for your patience, understanding and consideration.

Sincerely,  
Audrey Straker  
Director  
Kent Restaurant and Lounge Ltd

# KENT RESTAURANT & LOUNGE FIRST FLOOR 516 OLD KENT ROAD

## APPENDIX L



**Licensed premises within 100 metres of Kent Restaurant & Lounge  
First Floor, 516 Old Kent Road**

McDonald's Restaurants 518, Old Kent Road London SE1 5BA licensed for

- Late night refreshment – Indoors
  - Monday to Sunday 23:00 to 05:00
- Opening times
  - Monday to Sunday 00:00 to 00:00

ASDA 464-504 Old Kent Road London SE1 5AG licensed for

- Late Night Refreshment – Indoors
  - Monday to Sunday 23:00 - 05:00
- Sale by retail of alcohol to be consumed off premises
  - Monday to Sunday 00:00 - 00:00

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**LICENSING SUB-COMMITTEE DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2026-27**

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

Name	No of copies	Name	No of copies
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