

Licensing Sub-Committee

Thursday 2 July 2026

10.00 am

Online/Virtual

Membership

Councillor Jane Salmon (Chair)
Councillor Sunny Lambe
Councillor Kath Whittam

Reserves

Councillor Renata Hamvas

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

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Access

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Contact

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

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 23 June 2026



Licensing Sub-Committee

Thursday 2 July 2026
10.00 am
Online/Virtual

Order of Business

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

1. APOLOGIES

To receive any apologies for absence.

2. CONFIRMATION OF VOTING MEMBERS

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

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

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

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

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

5. LICENSING ACT 2003: KINGSWOOD HOUSE, SEELEY DRIVE, LONDON SE21 8QN

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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

Item No.

Title

Page No.

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

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

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

Date: 23 June 2026

Meeting name:	Licensing Sub-Committee
Date:	2 July 2026
Report Title	Licensing Act 2003: Kingswood House, Seeley Drive, SE21 8QN
Ward(s) or groups affected:	Dulwich Wood
Classification:	Open
Reasons for lateness (if applicable):	N/a

RECOMMENDATION

1. That the licensing sub-committee considers an application made by HH Kingswood Limited for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Kingswood House, Seeley Drive, SE21 8QN.
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 seven other persons, 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 16 of this report deal with the representations submitted in respect of the application. Copies of the representations submitted are attached in Appendix B of this report. A map showing the location of the premises is attached to this report as Appendix E.
 - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing procedure, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

3. The Licensing Act 2003 provides a licensing regime for:
 - The sale of and supply of alcohol
 - The provision of regulated entertainment
 - The provision of late night refreshment.

4. Within Southwark, the licensing responsibility is wholly administered by this council.
5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:
 - The prevention of crime and disorder
 - The promotion of public safety
 - The prevention of nuisance
 - The protection of children from harm.
6. In carrying out its licensing functions, a licensing authority must also have regard to:
 - The Act itself
 - The guidance to the act issued under Section 182 of the Act
 - Secondary regulations issued under the Act
 - The licensing authority's own statement of licensing policy
 - National Licensing Policy Framework For hospitality and Leisure Sectors (2025)
 - 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 28 April 2026, HH Kingswood Limited applied for a premises licence to be granted under the Licensing Act 2003 in respect of the premises to be known as Kingswood House, Seeley Drive, SE21 8QN. The premises and purpose is described within the application as:

'Community arts centre, culture hub, and events venue'.

9. The hours applied for are summarised as follows:
 - Plays; films, live music, recorded music, performance of dance and anything of a similar description to live music, recorded music and performance of dance (all indoors)
 - Sunday to Tuesday from 09:00 to 23:00,
Wednesday to Saturday from 09:00 to 00:00

- Non – Standard timings: From the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day
 - Late night refreshment (indoors)
 - Wednesday to Saturday from 23:00 to 00:00
 - Sale by retail of alcohol to be consumed on premises
 - Sunday to Tuesday from 09:00 to 22:30,
Wednesday to Saturday from 09:00 to 23:30
 - Opening hours:
 - Sunday to Tuesday from 09:00 to 23:00,
Wednesday to Saturday from 09:00 to 00:00
10. The premises licence application form provides the applicant's operating schedule. Parts A, B, 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 in Appendix A.

Designated premises supervisor (DPS)

11. The proposed DPS is Aaron Mason who holds a personal licence with the London Borough of Waltham Forest.

Representations from responsible authorities

12. There are no representations received from responsible authorities.

Representations from other persons.

13. 7 representations have been received from other persons, which includes the MP for Dulwich and West Norwood.
14. The representations are concerned with the prevention of crime and disorder and the prevention of public nuisance licensing objectives.
15. In summary, the other person's contend that the premises is situated within a residential area and that uncontrolled late night amplified music poses a threat to vulnerable residents. Other persons also state that there will be noise and disturbance due to loud music and noise from people gathering outside in the street; smoking, talking, laughing, car doors closing and patrons dispersing will lead to anti-social behavior. Some of the other persons state that the application should be refused and some of the other persons state that the hours applied for

are outside of the hours within the licensing policy and that further control measures should be placed on the licence should it be granted.

16. The representations from the other persons are attached to this report as Appendix B.

Conciliation

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

Application History

18. The premises has previously held a premises licence which was granted to Kingswood Arts CIC on 17 February 2023 the named designated premises supervisor on the licence was George Hartshorn.
19. The previous premises licence issued in respect of the premises allowed for the following licensable activities:
 - Plays; films, recorded music, performance of dance and entertainment similar to live, recorded music, and dance (all indoors)
 - Monday to Sunday: 09:00 – 23:00
 - The sale by retail of alcohol to be consumed on the premises:
 - Monday to Sunday: 09:00 – 22:30
 - Opening hours:
 - Monday to Sunday: 09:00 – 23:00
20. A copy of the previous premises licence is attached to this report as Appendix C.
21. Kingswood Arts CIC converted to a Charitable Incorporated Organisation (CIO) on 12 June 2025, but that entity was placed into administration and the premises licence subsequently lapsed and was not transferred within the requisite timeframe to reinstate it.
22. The premises also currently holds a Marriage and Civil Partnership Licence granted to HH Kingswood Limited on 11 February 2026.

Temporary event notices

23. There have been 17 temporary event notices (TENs) submitted in respect of the premises since 6 November 2024. A table of TENs is attached to this report as Appendix D.

Complaints

24. There was a complaint received by the licensing unit on 8 July 2025, from Cllr Andy Simmons on behalf of 2 local residents.

25. The complaint was concerned with '*at 7pm loudspeakers were placed outside on the terrace with the noise directed to the homes surrounding Kingswood House and that this outdoors playing of music is not included within the scope of the approved licence for the premises*'.
26. Officers working on the night time economy team (NTET) visited the premises on 18 July 2025 at 21:40 hours. When officers arrived, they observed from the street of the complainant's address, and no noise could be heard. Officers then approached the premises and found that the venue was closed, however there was a group of approx. twenty youths stood near the gates of the premises talking loudly and smoking with a speaker playing music.
27. Officers working on the NTET visited the premises again on 25 July 2025 at 20:35 hours and found that six street drinkers were drinking on the main road leading up to the premises. However, when they drove up to the premises itself, all the lights were off and the premises was closed.

Map

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

Southwark Council statement of licensing policy

29. Council assembly approved Southwark's statement of licensing policy 2026-2031 on 18 March 2026 and it came into effect on 19 March 2026.
30. 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.
31. 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.
32. 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)

33. The premises does not fall within a Cumulative Impact Area (CIA)
34. The premises is situated in a residential area.
35. Under the Southwark’s statement of licensing policy 2026 - 2031 the following closing times are recommended as appropriate within a residential area
- Restaurants and cafes:
 - Monday to Sunday is 23:00
 - Public houses, wine bars or other drinking establishments:
 - Monday to Sunday is 23:00
 - Cinemas:

- Monday to Sunday is 23:00
- Nightclubs (with 'sui generis' planning classification):
 - Not considered appropriate for this area

Climate Change Implications

36. Following council assembly on 14 July 2021, the council is committed to considering the climate change implications of any decisions.
37. 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.
38. 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.
39. 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

40. 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

41. 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.
42. 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.

43. The equalities impact statement for licensing decisions is contained within the Southwark statement of licensing Policy 2026 to 2031:

[Licensing Act 2003: Statement of Licensing Policy 2026 to 2031](#)

44. The equalities impact assessment is available at:

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

Health impact statement

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

Resource implications

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

Consultation

47. 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

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

Principles for making the determination

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

55. 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.
56. The four licensing objectives are:
- The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.
57. 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.
58. 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.
59. 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

60. 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

61. 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.
62. 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

63. 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.

64. 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.
65. 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.
66. 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.
67. 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.
68. 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.
69. 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.
70. 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

71. 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

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

BACKGROUND DOCUMENTS

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

APPENDICES

Name	Title
Appendix A	Application for the premises licence
Appendix B	Representations from other persons
Appendix C	Copy of previous premises licence
Appendix D	Table of TEN's
Appendix E	Map of the locality and list of licensed premises shown on map

AUDIT TRAIL

Lead Officer	Aled Richards, Strategic Director of Environment, Sustainability and Leisure	
Report Author	Jayne Tear, Principal Licensing Officer	
Version	Final	
Dated	17 June 2026	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Governance	Yes	Yes
Strategic Director of Resources	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team	18 June 2026	

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

29/04/2026

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

Ref No. 2568837

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

	HH Kingswood Limited
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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

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

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.

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

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.

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

- 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.

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

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)

£	██████
	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

	Kingswood House
--	-----------------

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

Do you have a Southwark postcode?	Yes
Address Line 1	Kingswood House
Address Line 2	Seeley Drive
Town	London
Post code	SE21 8QP
Ordnance survey map reference	
Description of the location	
Telephone number	██████████

Applicant Details

Please select whether you are applying for a premises licence as

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

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

HH Kingswood Limited

Address - First Entry

Street number or building name	[REDACTED]
Street Description	[REDACTED]
Town	[REDACTED]
County	
Post code	[REDACTED]
Registered number (where applicable)	15673737
Description of applicant (for example, partnership, company, unincorporated association etc)	Limited Company

Contact Details - First Entry

Telephone number	[REDACTED]
Email address	[REDACTED]

Operating Schedule

When do you want the premises licence to start?

28/05/2026

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

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)

	Community arts centre, cultural hub and events venue
--	--

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

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

Note 1

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

Operating Schedule part 2

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

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

Provision of regulated entertainment (Please read guidance note 2)

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

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

Provision of late night refreshment

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

Supply of alcohol

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

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

A - Plays

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

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

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

	Plays, pantomime, cabaret and other performances of a like kind
--	---

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

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

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

	None
--	------

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

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)

From the end of permitted hours on New Year's Eve until the start of 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)

Indoors

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

Amplified music video, sport, entertainment programs and any entertainment of a like kind (nothing of an adult nature)
--

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

Day	Start	Finish
Mon	09:00	23:00
Tues	09:00	23:00
Wed	09:00	00:00
Thur	09:00	00:00
Fri	09:00	00:00

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

Sat	09:00	00:00
Sun	09:00	23:00

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

--	--

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

From the end of permitted hours on New Year's Eve until the start of 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

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

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

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

Music may be via artists singing, karaoke, DJ and others methods of a similar nature	
--	--

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

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

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

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

--	--

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

	From the end of permitted hours on New Year's Eve until the start of 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
--	---------

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

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

	Amplified music played through an in house sound system
--	---

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

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

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

--	--

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

	From the end of permitted hours on New Year's Eve until the start of 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
--	---------

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

	Dancing by staff and performers throughout the premises
--	---

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

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

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

--	--

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

	From the end of permitted hours on New Year's Eve until the start of 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).

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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

Entertainment which may be of a similar description to live music, recorded music or the performance of dance

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)

Entertainment which may be of a similar description to live music, recorded music or the performance of dance

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

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

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

--	--

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

	From the end of permitted hours on New Year's Eve until the start of 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.

I - Late Night Refreshment

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

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

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

	Hot food and hot drinks
--	-------------------------

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

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

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Mon		
Tues		
Wed	23:00	00:00
Thur	23:00	00:00
Fri	23:00	00:00
Sat	23:00	00:00
Sun		

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

--	--

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

Entertainment which may be of a similar description to live music, recorded music or the performance of dance	
---	--

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

J - Supply of Alcohol

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

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

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

Day	Start	Finish
Mon	09:00	22:30
Tues	09:00	22:30
Wed	09:00	23:30
Thur	09:00	23:30
Fri	09:00	23:30
Sat	09:00	23:30
Sun	09:00	22:30

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

--	--

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

	Entertainment which may be of a similar description to live music, recorded music or the performance of dance
--	---

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

--	--

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

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

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

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

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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	Aaron
Surname	Mason

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	
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

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)

	None
--	------

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.

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L - Hours premises are open to public

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

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

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

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

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

State any seasonal variations (Please read guidance note 5)

--	--

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

	Entertainment which may be of a similar description to live music, recorded music or the performance of dance
--	---

M - Steps to promote four licencing objectives

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

	See attached operating schedule
--	---------------------------------

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b) the prevention of crime and disorder

	See attached operating schedule
--	---------------------------------

c) public safety

	See attached operating schedule
--	---------------------------------

d) the prevention of public nuisance

	See attached operating schedule
--	---------------------------------


e) the protection of children from harm

	See attached operating schedule
--	---------------------------------

Guidance note 10

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

Please upload a plan of the premises

	
--	---

Please upload any additional information i.e. risk assessments

	
--	---

Checklist

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

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Home Office Declaration

Please tick to indicate agreement

<input type="checkbox"/>	I am a company or limited liability partnership
--------------------------	---

Declaration

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

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

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

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

I agree to the above statement

	Yes
PaymentDescription	<input checked="" type="checkbox"/>
PaymentAmountInMinorUnits	<input checked="" type="checkbox"/>
AuthCode	<input checked="" type="checkbox"/>
LicenceReference	<input checked="" type="checkbox"/>
PaymentContactEmail	<input type="checkbox"/>

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	[REDACTED]
Date (DD/MM/YYYY)	29/04/2026
Capacity	Solicitor for and on behalf of the applicant

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

Full name	
Date (DD/MM/YYYY)	29/04/2026
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	[REDACTED]
Telephone No.	[REDACTED]
If you prefer us to correspond with you by e-mail, your email address (optional)	[REDACTED]

GUIDANCE NOTES

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

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

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

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

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

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

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

Kingswood House, Seeley Drive, London, SE21 8QP

New Premises Licence Application

Designated Premises Supervisor: Aaron Mason

Description

This new premises licence application has become necessary due to the insolvency of the previous premises licence holder which caused the premises licence to lapse. The premises are currently operating under Temporary Event Notices pending the grant of a new premises licence application. This new premises licence application is seeking the same hours as the licence which was previously in force and the same conditions will be replicated upon this application. The conditions which form part of the operating schedule for this application are set out below.

Annex 2 - Conditions consistent with the operating Schedule

1. That there shall be no externally promoted third party amplified music events taking place at the venue. All events taking place at the venue should be provided under the ultimate responsibility of Kingswood Arts CIC.
2. 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.
3. That any external areas of the premises will be closed to customers between 21:00 hours and 09:00 hours the following day except for up to a maximum of 15 people at any one time using a designated area to smoke only (no drinks shall be permitted outside after 21:00 hours). All outdoor furniture must be rendered unusable by 21:00 hours each day.
4. That the premises' management shall regularly monitor outside the premises and take all necessary steps to ensure that noise from patrons or the premises' operation does not cause disturbance or public nuisance. The details of such monitoring shall be recorded in the incident log maintained at the premises.
5. That the maximum number of people permitted on the premises at any one time (the 'accommodation limit') is 300 people (excluding staff). The accommodation limit shall be known by all staff and shall not be exceeded at any time.

6. That comprehensive risk assessments for Health and Safety, and Fire Safety, shall be undertaken. The risk assessments shall be kept / be accessible at the premises and be made available to council and / or police officers immediately on request. The risk assessments shall be reviewed at least annually, or when any substantive alterations are made to the premises, and the result of the reviews shall be recorded in the risk assessments. The review shall be signed off by a member of management staff.
7. That appropriate fire-fighting / fire safety equipment, in accordance with the fire safety risk assessment undertaken in respect of the premises, shall be kept at the premises in easily accessible and unobstructed locations. The fire-fighting equipment will be inspected at least once a year by a person qualified to do so to ensure that it is in full working order. Any certificate, or other record, in respect of inspections of the fire-fighting equipment shall be kept /be accessible at the premises and be made available to officers of the council, fire brigade or police on request. Instructions for the use of any fire-fighting equipment must be kept at the premises.
8. All staff members shall receive full training pertinent to the Licensing Act, specifically in regard to age- restricted sales, the refusal of sales to persons believed to be under the influence of alcohol or drugs and the terms and conditions of this licence. A record of such training shall be kept / be accessible at the premises at all times and be made immediately available for inspection at the premises to council and / or police officers on request. The training record shall include the trainee's name (in block capitals), the trainer's name (in block capitals), and the signature of the trainee, the signature of the trainer, the date of training and a declaration that the training has been received and understood. This shall take place every 6 months.
9. 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.
10. 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.

11. 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 council or police officers on request.
12. That a CCTV system shall be installed and maintained in full working order. The CCTV system will record footage of evidential quality in all lighting conditions and should be able to capture a clear facial image of all persons that enter the venue. All public areas will be covered by the CCTV system including the bar, smoking areas, and frontage of the premises. The premises shall not be open at any time when the CCTV is not operating correctly.
13. All CCTV footage shall be kept for a period of thirty one (31) days and shall be made immediately available for inspection to officers of the Police and the Council on request.
14. That at least one member of staff shall be on duty at all times the premises is open who is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.
15. That clearly legible signs shall be prominently displayed where they can easily be seen and read by customers at all exits from the premises, requesting to the effect that customers leave the premises and area in a quiet and orderly manner. Such signs shall be maintained free from obstruction when the premises are in use in accordance with this licence.
16. 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 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 dispersal policy. 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.

17. Police must be called to incidents of violence and/or disorder.
18. An incident log shall be kept at the premises and made available on request to an authorised officer of the Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - a) all crimes reported to the venue;
 - b) all ejections of patrons;
 - c) any complaints received concerning crime and disorder;
 - d) any incidents of disorder;
 - e) all seizures of drugs or offensive weapons;
 - f) any faults in the CCTV system, searching equipment or scanning equipment;
 - g) any refusal of the sale of alcohol including date, time and name of staff member;
 - h) any visit by a relevant authority or emergency service.
19. The management shall risk assess the events taking place and the requirement for SIA security staff.
20. The premises shall operate a zero tolerance policy to the supply and use of drugs.
21. There shall be no striptease or nudity, all persons shall be decently attired at all times.
22. No open vessels containing alcohol shall be allowed off the premises.
23. A telephone number for the premises shall be prominently displayed where it can be easily read so that residents may contact the venue in the event of any issues arising. Any complaints to the premises shall be remedied within 48 hours and details to be recorded in the incident book including the action taken by the Licence Holder, DPS or Manager.
24. Details of how to travel to and from the venue will be included upon the premises' website, encouraging patrons to travel via public transport rather than to travel via car.

REPRESENTATIONS – KINGSWOOD HOUSE**OTHER PERSON 1****From:** Helen Hayes [REDACTED]**Sent:** Friday, May 22, 2026 11:54 AM**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>; Members Enquiries <MembersEnquiries@southwark.gov.uk>**Subject:** Application 888940 (Case Ref: ZA115676)

Our Ref: ZA115676

22 May 2026

Dear Licensing Team,

Re 888940

I am writing regarding license application 888940.

Everyone wants to see Kingswood House thrive as a vibrant events and cultural hub for the local community. We all recognise the challenges of such a space and the need to ensure the building is financially viable.

However, it is vital that any license issued takes account of the location of Kingswood House at the heart of a residential community. As you will know, the House is located right in the centre of the Kingswood Estate, a densely populated council estate. It is important that any license is robust and has conditions to protect the amenity of residents on the estate, particularly those living close to the House.

I would be grateful if you could ensure these issues are taken into consideration when reviewing this application.

I look forward to hearing from you.

Yours sincerely,

Helen

Sent on behalf of Helen Hayes MP
Member of Parliament for Dulwich and West Norwood

UK Parliament Disclaimer: This e-mail is confidential to the intended recipient. If you have received it in error, please notify the sender and delete it from your system. Any unauthorised use, disclosure, or copying is not permitted. This e-mail has been checked for viruses, but no liability is accepted for any damage caused by any virus transmitted by this email.

OTHER PERSON 2**From:** [REDACTED]**Sent:** Friday, May 22, 2026 10:50 AM**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>**Subject:** Urgent Formal Representation – Premises License Application for HH Kingswood Limited

Premises Name: Kingswood House

Premises Address: Seeley Drive, London, SE21 8QP

Objection Deadline: 27 May 2026

Dear Southwark Licensing Committee,

I am writing as a local resident to submit a formal representation against the premises license application submitted by HH Kingswood Limited for Kingswood House. This objection is submitted strictly under the licensing objective: The Prevention of Public Nuisance.

1. Severe Impact on Local Health and Vulnerable Conditions (Epilepsy and Autism)

Under UK environmental law, a statutory nuisance includes noise that is directly injurious to human health. Within the high-density Kingswood Estate, we have

vulnerable residents, including individuals living with neurological conditions such as epilepsy and neurodivergent conditions like autism spectrum disorder (ASD).

Uncontrolled, late-night amplified music and deep bass vibrations pose a severe, direct threat to these residents:

- For individuals with autism, unpredictable noise and constant, low-frequency structural vibrations cause profound sensory overload, extreme distress, and physical panic.
- For individuals with epilepsy, the chronic sleep deprivation caused by late-night noise disruption is a medically documented primary trigger for neurological seizures, creating an immediate physical safety hazard.

Because this application directly threatens the health, safety, and basic standard of living of vulnerable community members, the threshold for noise containment must be scaled up to the highest possible standard.

2. The Acoustic and Physical Orientation "Echo Chamber" Effect

We hold specific concerns regarding the architectural and physical orientation of Kingswood House in relation to the surrounding residential blocks.

The hard concrete and brick surfaces of the estate flats face directly toward the venue, creating a natural acoustic courtyard.

This specific physical orientation acts as a megaphone: even simple, low-level outdoor noises—such as people outside smoking, talking, laughing, or closing car doors—are severely accentuated, bounced back, and amplified across the estate.

Furthermore, because of the proximity and alignment of the buildings, low-frequency bass energy from indoor amplified music will travel through the ground and air, causing physical, audible vibrations that can be felt inside our homes.

What might seem like a reasonable volume inside the venue event rooms will feel like a constant, vibrating low-end hum inside our living rooms and bedrooms.

3. Formal Request for an Independent Acoustic Study & Mandatory Health Protection

Given the severe potential impact on local health and our most vulnerable residents, I request that the Licensing Sub-Committee refuse this application unless the applicant is instructed to commission a comprehensive Noise Impact Assessment (Acoustic Survey).

If the committee is minded to grant the license, we request that the following strict, legally binding conditions are integrated into the operating schedule:

1. **Mandatory Sound-Limiter:** An independent acoustic consultant must calibrate a tamper-proof electronic sound-limiting device on all music systems, set to a maximum decibel level agreed upon by Southwark's Environmental Protection Team to ensure zero bass vibrations penetrate local homes.
2. **Compulsory Acoustic Insulation:** Structural soundproofing must be fully verified by council officers before any late-night musical entertainment is permitted to take place.
3. **Dispersal Policy:** A strict, professionally managed dispersal policy with visible marshals to ensure people leave the estate quietly at closing time without triggering the courtyard echo effect.

Until a professional noise study is conducted to guarantee that local residents can sleep undisturbed and protect their health, I urge the committee to protect the Kingswood Estate community and restrict the operating hours.

Please notify me of the upcoming public licensing sub-committee hearing date so that local, marginalised voices may be heard.

The underlying same people of this business were involved in the charity structure which operated it previously too and went into administration. The license before meant regular disturbances to resident wellbeing when they need to rest, to study, to relax at home.

Residents are aged between babies and elderly, mainly families.

Sometimes the noise disturbance is on a Tuesday afternoon, sometimes Saturdays, film sets putting up scaffolding on a Friday morning at 7am.

Approving late-night operations will inevitably introduce anti-social behaviour into our quiet residential neighbourhood. The dispersal of patrons late at night will lead to localised disruption, including shouting, loitering, littering, and public nuisance outside our doors.

Sound naturally amplifies between residential blocks, meaning the anti-social behavior of departing customers will heavily disrupt the peace and safety of the community long after the venue closes.

Their patrons have exhibited anti-social behaviour seen urinating outside, vomiting in the communal park gardens, and making excess noise even on a week day daytime screaming from hen party type 'work do' events outdoors with. It's simply not an appropriate private party venue with such proximity to working people's own homes.

Yours faithfully,



> Thanks

> [REDACTED]

>

> [REDACTED]

> [REDACTED]

> The email you received and any files transmitted with it are confidential, may be covered by legal and/or professional privilege and are intended solely for the use of the individual or entity to whom they are addressed. If you have received this in error please notify us immediately. If you are not the intended recipient of the email or the person responsible for delivering it to them you may not copy it, forward it or otherwise use it for any purpose or disclose its contents to any other person. To do so may be unlawful. Where opinions are expressed in the email they are not necessarily those of Southwark Council and Southwark Council is not responsible for any changes made to the message after it has been sent.

OTHER PERSON 4

From: [REDACTED]

Sent: Tuesday, May 26, 2026 2:09 PM

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

Subject: Objection to Premises licence application 888940

From- [REDACTED]

Dear Chair,

and member of the committee I would like to oppose the timings of the following sections of Kingswoodlimited's licence application -

Live Recorded Music, Indoors. Wed - Sat

Live Music Indoors. Wed - Sat

Recorded Music Indoors. Wed - Sat

-Plus any other loud activity

The applicant seeks to extend from 11pm (which complies with the 'Night Hours Act 1996) to Midnight on the 4 days Wed-Sat.

At present the noise from loud music/activity travels uninterrupted from Kingswood House to my home 100 mtrs. Any extension of the present time would interfere with my peace and wellbeing especially when the external doors of the venue are left opened. (I see no mention of noise level limits, is this controlled and limited by the venue owners or left to the whims of the hirers?)

Also, there are approximately 100 family flats backing onto Kingswood's regular venue, the closest being 25 mtrs away. Many young children of school age on the estate

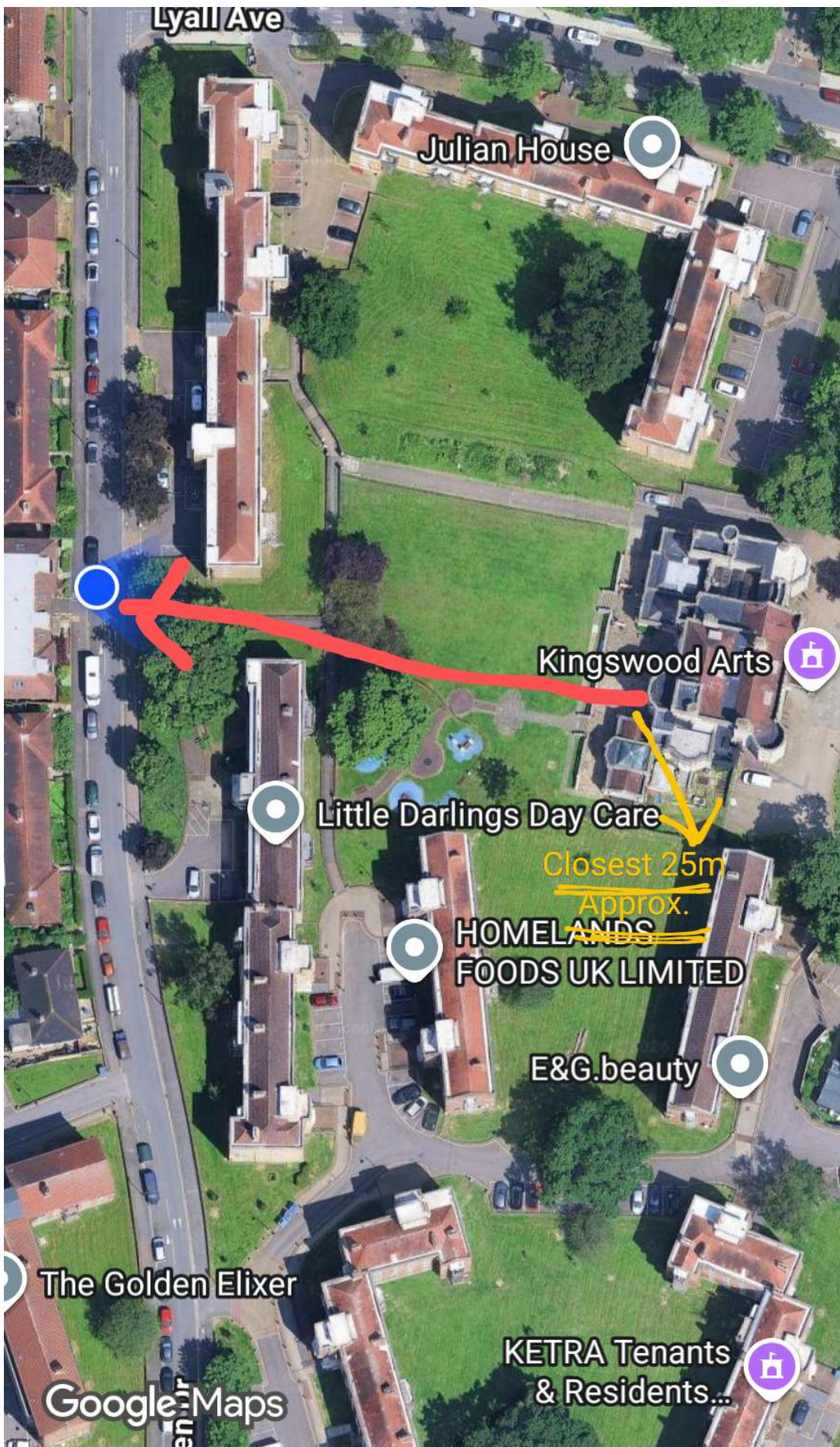
So with the prospect of loud noise extending past the Night Hours Act I would like to oppose their application for the for timing changes.

I would like to thank the applicant for displaying their application notices in accordance with policy but I think it may have helped if they had also posted them on the entrances to all the blocks on the estate.

Yours faithfully

A solid black rectangular box used to redact the signature of the sender.

I have also attached a map



OTHER PERSON 5**From:** [REDACTED]**Sent:** Tuesday, May 26, 2026 10:14 PM**To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>**Cc:** [REDACTED]**Subject:** URGENT: FORMAL OBJECTION & LEGAL NOTICE – Premises License Application: HH Kingswood Limited (Kingswood House)

Dear Southwark Licensing Committee,

I am writing as a local resident to register my formal representation and strongest possible objection against the premises license application submitted by HH Kingswood Limited for Kingswood House. This representation is submitted strictly under the licensing objective: **The Prevention of Public Nuisance**.

Given the severe, predictable, and documented medical risks this application poses to local residents, I request that this objection be escalated immediately to senior licensing management and the council's legal team.

1. Severe Public Nuisance: Immediate Medical Threat to Vulnerable Residents

The prevention of public nuisance requires the licensing authority to safeguard the health, safety, and basic standard of living of the local community. The Kingswood Estate is a high-density residential community home to vulnerable individuals, including children and adults living with severe autism spectrum disorder (ASD) and neurological conditions like epilepsy.

By law, a public nuisance includes noise that is injurious to human health. Granting a late-night alcohol and live music license in this specific location poses a direct, severe threat to life and safety:

- **Neurological Seizure Trigger:** For residents with epilepsy, chronic sleep deprivation caused by late-night commercial noise is a medically proven primary trigger for major neurological seizures.
- **Profound Sensory Trauma:** For neurodivergent residents with ASD, low-frequency bass vibrations and unpredictable venue noise cause severe sensory overload, extreme physical panic, and psychological distress within their own homes.

If Southwark Council grants this license without absolute containment, it will actively permit a severe public nuisance that directly compromises the physical safety of its most vulnerable citizens.

2. Physical Orientation: The Estate "Megaphone" Effect

The unique architectural layout of the Kingswood Estate makes noise containment impossible under standard operating conditions. The hard concrete and brick facades of the surrounding residential blocks face Kingswood House directly, creating an enclosed acoustic courtyard.

This physical orientation acts as a literal megaphone. Minor outdoor sounds—such as patrons shouting, laughing, arguing, or slamming car doors late at night—will bounce, amplify, and echo directly into hundreds of bedrooms. Furthermore, low-frequency bass energy travels through the ground and structural walls. It cannot be stopped by

standard double-glazing. Without military-grade acoustic insulation, a constant, vibrating low-end hum will penetrate local living rooms and bedrooms, completely destroying the right to peace and sleep.

3. Council Duties and Explicit Demands for Refusal

Under the **Equality Act 2010**, Southwark Council has a Public Sector Equality Duty to protect disabled and vulnerable residents. Under the **Human Rights Act 1998 (Article 8)**, residents have a right to respect for their private and family life, which includes protection from severe environmental noise.

I urge the Licensing Sub-Committee to **REFUSE** this application in its entirety. The applicant's commercial interests cannot override the medical safety of the community. If the committee is minded to grant any part of this license against the wishes of the community, we demand that the following legally binding, non-negotiable conditions are attached to the operating schedule:

1. **Total Structural Isolation:** The venue must remain closed for regulated entertainment until an independent, Council-approved acoustic engineer certifies that structural soundproofing guarantees **zero decibel and zero bass penetration** into surrounding homes.
2. **Tamper-Proof Electronic Limiter:** A sound-limiting device must be hardwired into all sound systems, calibrated and locked exclusively by Southwark's Environmental Protection Team.
3. **Drastic Reduction of Hours:** All regulated entertainment and alcohol sales must cease by **10:00 PM** to protect the sleep and health of the estate.
4. **Professional Dispersal Marshals:** The applicant must fund SIA-licensed marshals to actively clear the estate grounds immediately at closing to prevent the courtyard echo effect.
5. **Mandatory Frequency and Alternate Weekend Restrictions:** Regulated entertainment involving amplified music must be strictly limited to prevent cumulative sleep deprivation and mental exhaustion. We request a strict cap of a **maximum of one event per week**, alongside an absolute prohibition on hosting events on consecutive weekends. This alternating system is vital to guarantee that residents receive regular, predictable, and full weekend respite from public nuisance.

Please confirm receipt of this urgent representation and immediately notify me of the public licensing sub-committee hearing date. Local residents intend to attend in full force to ensure our voices and legal rights are heard.

Yours faithfully,



OTHER PERSON 6

From: [REDACTED]
Sent: Tuesday, May 26, 2026 10:21 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject:

[REDACTED]

Premises Name: Kingswood House
 Premises Address: Seeley Drive, London, SE21 8QP
 Objection Deadline: 27 May 2026

Dear Southwark Licensing Committee,

I am writing as a local resident to submit a formal representation against the premises license application submitted by HH Kingswood Limited for Kingswood House. This objection is submitted strictly under the licensing objective: The Prevention of Public Nuisance.

1. Severe Impact on Local Health and Vulnerable Conditions (Epilepsy and Autism)

Under UK environmental law, a statutory nuisance includes noise that is directly injurious to human health. Within the high-density Kingswood Estate, we have vulnerable residents, including individuals living with neurological conditions such as epilepsy and neurodivergent conditions like autism spectrum disorder (ASD). Uncontrolled, late-night amplified music and deep bass vibrations pose a severe, direct threat to these residents:

- For individuals with autism, unpredictable noise and constant, low-frequency structural vibrations cause profound sensory overload, extreme distress, and physical panic.
- For individuals with epilepsy, the chronic sleep deprivation caused by late-night noise disruption is a medically documented primary trigger for neurological seizures, creating an immediate physical safety hazard.

Because this application directly threatens the health, safety, and basic standard of living of vulnerable community members, the threshold for noise containment must be scaled up to the highest possible standard.

2. The Acoustic and Physical Orientation "Echo Chamber" Effect

We hold specific concerns regarding the architectural and physical orientation of Kingswood House in relation to the surrounding residential blocks.

The hard concrete and brick surfaces of the estate flats face directly toward the venue, creating a natural acoustic courtyard.

This specific physical orientation acts as a megaphone: even simple, low-level outdoor noises—such as people outside smoking, talking, laughing, or closing car doors—are severely accentuated, bounced back, and amplified across the estate.

Furthermore, because of the proximity and alignment of the buildings, low-frequency bass energy from indoor amplified music will travel through the ground and air, causing physical, audible vibrations that can be felt inside our homes.

What might seem like a reasonable volume inside the venue event rooms will feel like a constant, vibrating low-end hum inside our living rooms and bedrooms.

3. Formal Request for an Independent Acoustic Study & Mandatory Health Protection

Given the severe potential impact on local health and our most vulnerable residents, I request that the Licensing Sub-Committee refuse this application unless the applicant is instructed to commission a comprehensive Noise Impact Assessment (Acoustic Survey).

If the committee is minded to grant the license, we request that the following strict, legally binding conditions are integrated into the operating schedule:

1. **Mandatory Sound-Limiter:** An independent acoustic consultant must calibrate a tamper-proof electronic sound-limiting device on all music systems, set to a maximum decibel level agreed upon by Southwark's Environmental Protection Team to ensure zero bass vibrations penetrate local homes.
2. **Compulsory Acoustic Insulation:** Structural soundproofing must be fully verified by council officers before any late-night musical entertainment is permitted to take place.
3. **Dispersal Policy:** A strict, professionally managed dispersal policy with visible marshals to ensure people leave the estate quietly at closing time without triggering the courtyard echo effect.

Until a professional noise study is conducted to guarantee that local residents can sleep undisturbed and protect their health, I urge the committee to protect the Kingswood Estate community and restrict the operating hours.

Please notify me of the upcoming public licensing sub-committee hearing date so that local, marginalised voices may be heard.

The underlying same people of this business were involved in the charity structure which operated it previously too and went into administration. The license before meant regular disturbances to resident wellbeing when they need to rest, to study, to relax at home.

Residents are aged between babies and elderly, mainly families.

Sometimes the noise disturbance is on a Tuesday afternoon, sometimes Saturdays, film sets putting up scaffolding on a Friday morning at 7am.

Approving late-night operations will inevitably introduce anti-social behaviour into our quiet residential neighbourhood. The dispersal of patrons late at night will lead to localised disruption, including shouting, loitering, littering, and public nuisance outside our doors.


Sound naturally amplifies between residential blocks, meaning the anti-social behavior of departing customers will heavily disrupt the peace and safety of the community long after the venue closes.

Their patrons have exhibited anti-social behaviour seen urinating outside, vomiting in the communal park gardens, and making excess noise even on a week day daytime. It's not an appropriate private party venue with such proximity to working people's own homes.


Yours faithfully,




OTHER PERSON 7

From: 
Sent: Wednesday, May 27, 2026 12:13 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to application 888940


Objection to licence application number 888940

I am writing to object to the premises licence application by Louis Hartshorn and Brian Hook currently trading as HH Kingswood Ltd. I live on the  in close proximity to Kingswood House.

The previous premises licence was granted to a community interest company, Kingswood Arts CIC, run by the same directors. The sub-committee "considered the applicant to be a responsible premises". While that may have been true of a well-intentioned but ultimately failed CIC, the same cannot be said of a phoenixed private company which was set up to resume trading after the directors ran up a tax bill of nearly £600k and dissolved their previous company Hartshorn Hook Enterprises Limited owing a total of £1.2m, with creditors receiving only £33k.

The previous licence was granted up to 11pm in line with the Council's Statement of Licensing Policy 2021-26. The new application is for up to midnight, which by the Council's own policy is inappropriate for the residential setting of the premises.

Prevention of crime and disorder: Granting this application would increase the risk of crime, anti social behaviour and disorder on the estate. The Licensing policy states that the risk of disorder increases with time and that 83% of violent incidents between 22:00 and 00:00 involve alcohol. There are several existing licenced premises within a short walk and there is no good reason to increase the risk of disorder on our estate.

Prevention of public nuisance: The operators of Kingswood House are bad neighbours, putting advertising signs up around the area and playing amplified music at volumes I'm more used to hearing at festivals than at a public building in the middle of a housing estate.

Granting this application would increase the noise and litter around the House and surrounding area and further impact on residents' sleep and mental health. With several schools nearby the area is already noisy during the day and evenings and weekends should be free from unnecessary noise pollution. Given the failure of their previous business I believe there is an increased risk that the applicants will breach any licence conditions put in place in pursuit of profits.

I urge officers and councillors to put residents first, refuse this application outright, and re-tender the lease for Kingswood Estate as a community space rather than its current function as the rent-free HQ of a group of private companies that has already failed once at huge cost to the taxpayer.

[REDACTED]

[REDACTED]

27 May 2026

Licensing Act 2003 Premises Licence



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

Premises licence number

879077

Part 1 - Premises details

Postal address of premises, or if none, ordnance survey map reference or description	
Kingswood House Seeley Drive London SE21 8QN	
Ordnance survey map reference (if applicable), 533448171912	
Post town London	Post code SE21 8QN
Telephone number [REDACTED]	

Where the licence is time limited the dates

Licensable activities authorised by the licence
Plays - Indoors Films - Indoors Recorded Music - Indoors Performance of Dance - Indoors Entertainment Similar to live/recorded music / dance - Indoors Sale by retail of alcohol to be consumed on premises

The opening hours of the premises	
For any non standard timings see Annex 2	
Monday	09:00 - 23:00
Tuesday	09:00 - 23:00
Wednesday	09:00 - 23:00
Thursday	09:00 - 23:00
Friday	09:00 - 23:00
Saturday	09:00 - 23:00
Sunday	09:00 - 23:00

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

Sale by retail of alcohol to be consumed on premises

The times the licence authorises the carrying out of licensable activities

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

Plays - Indoors

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

Films - Indoors

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

Recorded Music - Indoors

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

Performance of Dance - Indoors

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

Entertainment Similar to live/recorded music / dance - Indoors

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

Sale by retail of alcohol to be consumed on premises

Monday	09:00 - 22:30
Tuesday	09:00 - 22:30
Wednesday	09:00 - 22:30
Thursday	09:00 - 22:30
Friday	09:00 - 22:30
Saturday	09:00 - 22:30
Sunday	09:00 - 22:30

Part 2

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

Kingswood Arts CIC

[REDACTED]

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

14028680

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

George Hartshorn

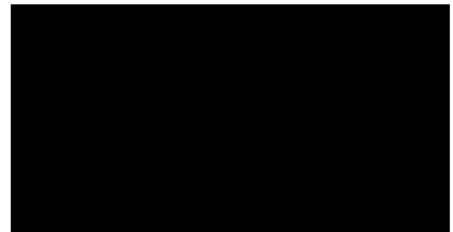
[REDACTED]

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

Licence No. [REDACTED]

Authority [REDACTED]

Licence Issue date 17/02/2023



Head of Regulatory Services
Hub 1, 3rd Floor
PO Box 64529
London, SE1P 5LX
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Annex 1 - Mandatory conditions

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

(a). At a time when there is no Designated Premises Supervisor in respect of the Premises Licence; or

(b). At a time when the Designated Premises Supervisor does not hold a Personal Licence or his Personal Licence is suspended.

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

102 The admission of children to films given under this licence must be restricted in accordance with the recommendations of the British Board of Film Classification or of the licensing authority itself.

485 (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises –

(a) games or other activities which require or encourage, or are designed to require, encourage, individuals to -

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
(ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional poster or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner; and

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

487 The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

488 (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either

- (a) a holographic mark; or
- (b) an ultraviolet feature.

489 The responsible person shall ensure that -

(a) Where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -

- (i) Beer or cider: 1/2 pint;
- (ii) Gin, rum, vodka or whisky: 25 ml or 35 ml; and
- (iii) Still wine in a glass: 125 ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available,

491 1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purpose of the condition set out in paragraph (1):

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula

$$P = D + (D \times V),$$

where-

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of

the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence –

(i) the holder of the premises licence:

(ii) the designated premises supervisor (if any) in respect of such a licence; or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(iv) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and (v) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

3. Where the permitted price given by paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax;

(2) the permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 - Conditions consistent with the operating Schedule

340 That there shall be no externally promoted third party amplified music events taking place at the venue. All events taking place at the venue should be provided under the ultimate responsibility of Kingswood Arts CIC.

341 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.

315 That any external areas of the premises will be closed to customers between 21:00 hours and 09:00 hours the following day except for up to a maximum of 15 people at any one time using a designated area to smoke only (no drinks shall be permitted outside after 21:00 hours). All outdoor furniture must be rendered unusable by 21:00 hours each day.

323 That the premises' management shall regularly monitor outside the premises and take all necessary steps to ensure that noise from patrons or the premises' operation does not cause disturbance or public nuisance. The details of such monitoring shall be recorded in the incident log maintained at the premises.

307 That the maximum number of people permitted on the premises at any one time (the 'accommodation limit') is 300 people (excluding staff). The accommodation limit shall be known by all staff and shall not be exceeded at any time.

4AL That comprehensive risk assessments for Health and Safety, and Fire Safety, shall be undertaken. The risk assessments shall be kept / be accessible at the premises and be made available to council and / or police officers immediately on request. The risk assessments shall be reviewed at least annually, or when any substantive alterations are made to the premises, and the result of the reviews shall be recorded in the risk assessments. The review shall be signed off by a member of management staff.

255 That appropriate fire-fighting / fire safety equipment, in accordance with the fire safety risk assessment undertaken in respect of the premises, shall be kept at the premises in easily accessible and unobstructed locations. The fire-fighting equipment will be inspected at least once a year by a person qualified to do so to ensure that it is in full working order. Any certificate, or other record, in respect of inspections of the fire-fighting equipment shall be kept /be accessible at the premises and be made available to officers of the council, fire brigade or police on request. Instructions for the use of any fire-fighting equipment must be kept at the premises.

293 All staff members shall receive full training pertinent to the Licensing Act, specifically in regard to age-

restricted sales, the refusal of sales to persons believed to be under the influence of alcohol or drugs and the terms and conditions of this licence. A record of such training shall be kept / be accessible at the premises at all times and be made immediately available for inspection at the premises to council and / or police officers on request. The training record shall include the trainee's name (in block capitals), the trainer's name (in block capitals), and the signature of the trainee, the signature of the trainer, the date of training and a declaration that the training has been received and understood. This shall take place every 6 months.

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.

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, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.

4AI 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 council or police officers on request.

342 That the venue shall notify police within 14 days prior of events taking place at the venue

288 That a CCTV system shall be installed and maintained in full working order. The CCTV system will record footage of evidential quality in all lighting conditions and should be able to capture a clear facial image of all persons that enter the venue. All public areas will be covered by the CCTV system including the bar, smoking areas, and frontage of the premises. The premises shall not be open at any time when the CCTV is not operating correctly.

289 All CCTV footage shall be kept for a period of thirty one (31) days and shall be made immediately available for inspection to officers of the Police and the Council on request.

343 That at least one member of staff shall be on duty at all times the premises is open who is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer.

344 That clearly legible signs shall be prominently displayed where they can easily be seen and read by customers at all exits from the premises, requesting to the effect that customers leave the premises and area in a quiet and orderly manner. Such signs shall be maintained free from obstruction when the premises are in use in accordance with this licence

345 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 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 dispersal policy. 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

346 Police must be called to incidents of violence and/or disorder.

347 An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police. It must be completed within 24 hours of the incident and will record the following: a) all crimes reported to the venue; b) all ejections of patrons; c) any complaints received concerning crime and disorder; d) any incidents of disorder; e) all seizures of drugs or offensive weapons; f) any faults in the CCTV system, searching equipment or scanning equipment; g) any refusal of the sale of alcohol including date, time and name of staff member; h) any visit by a relevant authority or emergency service

348 The management shall risk assess the events taking place and the requirement for SIA security staff

349 The premises shall operate a zero tolerance policy to the supply and use of drugs.

350 There shall be no striptease or nudity, all persons shall be decently attired at all times.

351 Free potable water must be offered to customers who are ordering alcohol.

352 No open vessels containing alcohol shall be allowed off the premises.

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

804 A telephone number for the premises shall be prominently displayed where it can be easily read so that residents may contact the venue in the event of any issues arising. Any complaints to the premises shall be remedied within 48 hours and details to be recorded in the incident book including the action taken by the Licence Holder, DPS or Manager

840 Details of how to travel to and from the venue will be included upon the premises' website, encouraging patrons to travel via public transport rather than to travel via car.

Annex 4 - Plans - Attached

Licence No. 879077

Plan No. N/A

Plan Date N/A

APPENDIX D

TENs - Kingswood House, Seeley Drive, SE21 8QN

Received Date	Ref No.	Start Date	End Date	Times	Premises User	Max. No. People	Sale Of Alcohol	For Consumption	Reg. Ent.	LNR	Police Obj.	EPT Obj.
06/11/2024	884450	01/01/2025	01/01/2025	00:00 - 02:00	Jack Hartshorn	150	Yes	On Premises	Yes	No	No	No
16/12/2025	887839	31/12/2025	01/01/2026	19:00-02:00	Raphael Bogan	150	Yes	On Premises	Yes	No	No	No
23/01/2026	888138	07/02/2026	07/02/2026	14:00-23:59	Aaron Mason	499	Yes	On Premises	Yes	Yes	No	No
30/01/2026	888217	09/02/2026	09/02/2026	13:00-21:00	Aaron Mason	100	Yes	On Premises	Yes	No	No	No
04/02/2026	888267	12/02/2026	12/02/2026	14:00-18:00	Aaron Mason	60	Yes	On Premises	Yes	No	No	No
20/02/2026	888379	28/02/2026	28/02/2026	18:00 - 23:00	Aaron Mason	60	Yes	On Premises	Yes	No	No	No
03/03/2026	888454	21/03/2026	21/03/2026	14:00 - 23:59	Aaron Mason	120	Yes	On Premises	Yes	Yes	No	No
03/03/2026	888457	12/03/2026	14/03/2026	14:30 - 23:00	Aaron Mason	100	Yes	On Premises	Yes	Yes	No	No
03/03/2026	888460	05/04/2026	05/04/2026	15:00 - 23:00	Aaron Mason	150	Yes	On Premises	Yes	No	No	No
03/03/2026	888462	11/04/2026	11/04/2026	12:30 - 23:59	Aaron Mason	120	Yes	On Premises	Yes	Yes	No	No
02/04/2026	888686	26/04/2026	26/04/2026	11:30 - 17:00	Aaron Mason	50	Yes	On Premises	Yes	No	No	No
28/04/2026	888922	09/05/2026	09/05/2026	13:30 - 18:30	Aaron Mason	100	Yes	On Premises	Yes	No	No	No
28/04/2026	888926	14/05/2026	16/05/2026	19:00-22:00, 13:30-16:30, 19:00-22:00 & 13:00-00:00	Aaron Mason	150	Yes	On Premises	Yes	Yes	No	No
08/05/2026	889027	23/05/2026	23/05/2026	18.00 - 23.00	Aaron Mason	100	Yes	On Premises	Yes	No	No	No
21/05/2026	889173	31/05/2026	31/05/2026	11.00 - 23.00	Aaron Mason	120	Yes	On Premises	Yes	No	No	No
29/05/2026	889244	06/06/2026	06/06/2026	17:00 - 23:30	Aaron Mason	120	Yes	On Premises	Yes	Yes	No	No
05/06/2026	889314	13/06/2026	13/06/2026	12:00 - 00:00	Aaron Mason	160	Yes	On Premises	Yes	Yes	No	No

KINGSWOOD HOUSE SEELEY DRIVE LONDON SE21 8QN



Dulwich Wood Primary School

60.5m

Lyall Avenue

65.1m

Kingswood House

Bowen Drive

Seeley Drive

Lyall Avenue

69.8

Scale = 1:1323.000

10-Jun-2026

Southwark Maps

50 m

Licensed Premises shown on Map

Cheers Off Licence, 36 Seeley Drive, SE21 8QR, licensed for:

- Sale by retail of alcohol to be consumed off the premises:
 - Monday to Saturday 08:00 to 23:00, Sunday 10:00 to 22:30

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LICENSING SUB-COMMITTEE DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2026-27

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