

Licensing Sub-Committee

Thursday 16 July 2026

10.00 am

Online/Virtual

Membership

Councillor Jane Salmon (Chair)
Councillor Renata Hamvas
Councillor Margy Newens

Reserves

Councillor Sunny Lambe

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

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Access

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Contact

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

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 7 July 2026



Licensing Sub-Committee

Thursday 16 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: PREMIER EXPRESS, 12 DUNTON ROAD, LONDON SE1 5TJ	1 - 42
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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**

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: 7 July 2026

Meeting Name:	Licensing Sub-Committee
Date:	16 July 2026
Report title:	Licensing Act 2003: Premier Express, 12 Dunton Road, London SE1 5TJ
Ward(s) or groups affected:	South Bermondsey
Classification:	Open
Reason for lateness (if applicable):	Not applicable
From:	Strategic Director of Environment, Sustainability and Leisure

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Komalathan Theivendram to vary the premises licence granted under the Licensing Act 2003 in respect of the premises known as Premier Express, 12 Dunton Road, London SE1 5TJ.
2. Notes:
 - a) The application seeks to vary the premises licence held in respect of the premises known as Premier Express, 12 Dunton Road, London SE1 5TJ. Existing permitted licensable activities are not under consideration at this meeting. The variation application is subject to outstanding representations submitted by three responsible authorities and is therefore referred to the licensing sub-committee for determination. A copy of the existing licence is attached to this report at Appendix A.
 - b) Paragraphs 12 to 14 of this report provide a summary of the application. A copy of the application submitted with the application is attached to this report as Appendix B.
 - c) Paragraphs 15 to 19 of this report deal with the representations submitted in respect of the application. There are representations from three Responsible Authorities, available in Appendix C.
 - d) A map showing the location of the premises is attached to this report as Appendix E.

- e) The applicant has proposed additional steps to promote the licensing objectives as set out in the application. A list of the condition is attached to this report as Appendix D.
- f) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

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

KEY ISSUES FOR CONSIDERATION

The current premises licence

8. The current premises licence was issued on 4 June 2026.
9. The hours on the current licence are:
 - The sale by retail of alcohol (off sales):
 - Monday to Saturday from 07:00 to 23:00
 - Sunday from 08:00 to 22:00
 - Opening hours:
 - Monday to Saturday from 07:00 to 23:00
 - Sunday from 08:00 to 22:00.
10. The designated premises supervisor (DPS) is Komalathan Theivendram, who holds a personal licence with Lewisham Council.
11. A copy of the current premises licence is attached as Appendix A.

The variation application

12. On 27 April 2026 Komalathan Theivendram applied to this Council to vary the premises licence under the Licensing Act 2003 in respect of the premises known as Premises Express – 12 Dunton Road London SE1 5TJ.
13. The premises, and the actual intended operation of the premises, are described in the application as follows:

“Remove seasonal variation hours for alcohol sale

124. Alcohol shall not be sold or supplied except during the permitted hours. In this condition the permitted hours means:

- a. On weekdays, other than Christmas Day, 8.00.a.m. to 11.00.p.m.
- b. On Sundays, other than Christmas Day, 10.00.a.m. to 10.30.p.m.
- c. On Christmas day, 12 noon to 3.00.p.m. and 7.00.p.m. to 10.30.p.m.
- d. On Good Friday, 8.00.a.m. to 10.30.p.m.

The above restrictions do not prohibit:

- I. During the first twenty minutes after the above hours, the taking of the alcohol from the premises, unless the alcohol is supplied or taken in an open vessel

- II. The ordering of alcohol to be consumed off the premises, or the dispatch by the vendor of the alcohol so ordered;
- III. The sale of alcohol to a trader or club for the purposes of the trade or club;
- IV. The sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces.

To remove Condition No 340.

That no beers or ciders with alcohol by volume (ABV) of 6.5% or above shall be sold at the premises except for Guinness AND Dragon Stout

- 14. A copy of the application is attached to this report as Appendix B.

Representations from responsible authorities

- 15. There are three representations from the responsible authorities, namely the Metropolitan Police Service (Licensing Division), the council's trading standards team and licensing as a responsible authority.
- 16. The Metropolitan Police Service have confirmed that they do not object to the removal of condition 124. However, they oppose the removal of condition 340 on the grounds that it is likely to exacerbate issues of street drinking and associated anti-social behaviour. They consider that condition 340 plays an important role in restricting the sale of high-strength, low-cost alcohol, and that its removal would have a detrimental impact on the local area. The Police have also raised concerns that, following a joint visit with Trading Standards in February 2025, the premises were found to be stocking high strength alcohol.
- 17. Trading standards has no representation against the removal of condition 124. However, in February and August 2025 they identified multiple compliance breaches at the premises, including the seizure of illegal vapes, possession and concealment of high-strength alcohol above the permitted 6.5% ABV, and an underage sale of alcohol. The applicant admitted to selling high-strength cider in breach of licence conditions. Trading standards therefore object to the removal of condition 340, stating it will undermine the licensing objectives of preventing crime and disorder and protecting children from harm.
- 18. The licensing authority has no representation against the removal of condition 124. However, it supports the representation made by trading standards and raises concerns that the removal of condition 340 would fail to promote the licensing objectives, particularly in light of the premises' previous failure to comply with this condition.
- 19. These representations are attached to this report as Appendix C.

Representations from other persons

20. There were no representations received from other persons during the consultation period.

Conciliation

21. Copies of the representations have been sent to the applicant's representative, however, no effort has been made to liaise with any of the responsible authorities at the time of drafting this report.

Premises history

22. The premises licence was initially granted on 27 August 2005 to Bharat Patel and Trushina Patel, with Bharat Patel named as the designated premises supervisor.
23. On 24 January 2018, applications to transfer and to vary the designated premises supervisor to Tarunkumar Patel were submitted and subsequently granted.
24. On 5 February 2018, an application to vary the premises licence to extend the permitted hours until 2030 hours Monday to Sunday was granted with conditions following representations from Responsible Authorities which were subsequently conciliated.
25. On 4 November 2020, an application to transfer the premises licence to Komalathan Theivendram was submitted and subsequently granted.
26. On 23 November 2020, a minor variation application to extend the opening times until 23:00 Monday to Sunday was granted as no representations were submitted against it.
27. On 30 November 2020, an application to vary the licensable hours and opening times to Monday to Saturday: 07:00 to 23:00 and Sunday: 08:00 to 22:00 was granted by the Licensing Sub-Committee on 18 February 2021, subject to additional conditions.
28. On 30 July 2024, an application to change the designated premises supervisor to Komalathan Theivendram was submitted and subsequently granted.
29. On 27 March 2025, an application to vary the premises licence to amend condition 340 was submitted. The application was subsequently withdrawn following representations from the Metropolitan Police and Trading Standards.
30. On 4 May 2026, a minor variation application was submitted to remove condition 127 which appears to have been attached to the premises licence in error:

127 Alcohol shall not be sold or supplied unless it is paid for before or at the time when it is sold or supplied, except alcohol sold or supplied:

- a. With and for consumption at a meal supplied at the same time, consumed with the meal and paid for together with the meal.
- b. For consumption by a person residing in the premises or his guest and paid for together with his accommodation.
- c. To a canteen or mess.

- 31. A minor variation application in May 2026 produced the current premises licence.
- 32. The premises has not submitted any temporary event notices.
- 33. There is no record of any complaints against the premises having been submitted to the licensing authority.

Map

- 34. A map showing the location of the premises is attached to this report as Appendix E. There are no licensed premises within 100 metres of the premises.

Southwark Council statement of licensing policy

- 35. Council assembly approved Southwark's statement of licensing policy 2026 - 2031 on 18 March 2026 and it came into effect on 19 March 2026.
- 36. 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.

37. 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.
38. Members should take into consideration both the Southwark statement of licensing policy and Section 182 Guidance when making decisions. Links are below.

Southwark policy:

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

Section 182 Guidance:

[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](#)

39. 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.
40. Members should also consider the National Licensing Policy Framework for the hospitality and leisure sectors:

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

Cumulative Impact Area (CIA)

41. The premises does not fall within a cumulative impact area (CIA) and it is located in a residential area.

42. Under Southwark's statement of licensing policy 2026 - 2031 the following times are recommended as appropriate for premises within residential areas.
- Off-licences and alcohol sales in grocers and supermarkets:
 - Monday to Sunday is 11:00 to 00:00.
43. Following council assembly on 14 July 2021, the council is committed to considering the climate change implications of any decisions.
44. 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.
45. 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.
46. 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

47. Each application is required by law to be considered upon its own individual merits with all relevant matters taken into account.

Equalities (including socio-economic) impact statement

48. This report does not result in a policy decision and each application is required to be considered upon its own individual merits with all relevant matters taken into account. In considering the recommendations of this report, due regard must be given to the public sector equality duty set out in section 149 of the Equality Act 2010. This requires the council to consider all individuals when carrying out its functions.
49. Importantly, the council must have due regard to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct; advance equality of opportunity and foster good relations between people who have protected characteristics and those who do not. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and

maternity, race, religion or belief, sex, sexual orientation. The public sector equality duty also applies to marriage and civil partnership, but only in relation to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct.

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

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

Health impact statement

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

Resource implications

52. 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

53. 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

Interim Director of Law and Governance

54. The sub-committee is asked to determine the application for variation of the licence under Section 34 of the Licensing Act 2003.
55. The principles which sub-committee members must apply are set out below.

Principles for making the determination

56. The sub-committee is asked to determine the application for variation of the licence under Section 34 of the Licensing Act 2003.
57. The principles which sub-committee members must apply are set out below.
58. 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.

59. 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.

60. 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:

- Grant the application as submitted
- Grant the application subject to such conditions mentioned in section 35 (4) (a) as the Authority considers appropriate for the promotion of the licensing objectives.
- To reject the application.

Conditions

61. 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.

62. The four licensing objectives are:

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

63. 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.

64. 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.

65. 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

66. 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

67. 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.
68. This matter relates to the determination for variation of the licence under Section 34 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

69. 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.
70. 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.
71. 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.
72. 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.
73. 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.
74. 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.
75. 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.

76. 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

77. 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

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

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Licensing Act 2003	Southwark Licensing, C/O	Mrs. Esther Jones Tel: 020 7525 0752
Home Office Revised Guidance to the Act	Regulatory Services, 160 Tooley Street, London SE1 2QH	
Secondary Regulations		
Southwark statement of licensing policy		
Case file		

APPENDICES

Name	Title
Appendix A	Current premises licence
Appendix B	Copy of the application
Appendix C	Representations from responsible authorities
Appendix D	Conditions from the applicant
Appendix E	Map

AUDIT TRAIL

Lead Officer	Aled Richards, Strategic Director Environment, Sustainability and Leisure		
Report Author	Ola Owojori, Principal Licensing Officer		
Version	Final		
Dated	24 June 2026		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments Included	
Interim Director of Law and Governance	Yes	Yes	
Strategic Director of Resources	No	No	
Cabinet Member	No	No	
Date final report sent to Constitutional Team		2 July 2026	

Licensing Act 2003 Premises Licence



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

Premises licence number

888953

Part 1 - Premises details

Postal address of premises, or if none, ordnance survey map reference or description	
Premier Express 12 Dunton Road London SE1 5TJ Ordnance survey map reference (if applicable), 533760178833	
Post town London	Post code SE1 5TJ
Telephone number [REDACTED]	

Where the licence is time limited the dates
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Licensable activities authorised by the licence
Sale by retail of alcohol to be consumed off premises

The opening hours of the premises	
For any non standard timings see Annex 2	
Monday	07:00 - 23:00
Tuesday	07:00 - 23:00
Wednesday	07:00 - 23:00
Thursday	07:00 - 23:00
Friday	07:00 - 23:00
Saturday	07:00 - 23:00
Sunday	08:00 - 22:00

Where the licence authorises supplies of alcohol whether these are on and/ or off supplies
Sale by retail of alcohol to be consumed off premises

The times the licence authorises the carrying out of licensable activities

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

Sale by retail of alcohol to be consumed off premises

Monday	07:00 - 23:00
Tuesday	07:00 - 23:00
Wednesday	07:00 - 23:00
Thursday	07:00 - 23:00
Friday	07:00 - 23:00
Saturday	07:00 - 23:00
Sunday	08:00 - 22:00

Part 2

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

Komalathan Theivendram

[REDACTED],

[REDACTED]

Kent

[REDACTED]

[REDACTED]

[REDACTED]

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

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

Komalathan Theivendram

[REDACTED],

[REDACTED]

[REDACTED]d

[REDACTED]

[REDACTED]

[REDACTED]

[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 04/06/2026

Head of Regulatory Services
Hub 1, 3rd Floor
PO Box 64529
London, SE1P 5LX
licensing@southwark.gov.uk

Annex 1 - Mandatory conditions

100. No supply of Alcohol may be made under the Premises Licence:

- (a) At a time when there is no Designated Premises Supervisor in respect of the Premises Licence; or
- (b) At a time when the Designated Premises Supervisor does not hold a Personal Licence is suspended.

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

489. 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.

- (1) 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.
- (2) 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.

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 purposes of the condition set out in paragraph 1

- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979(1);
- (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;
- (d) "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
- (e) "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

124. Alcohol shall not be sold or supplied except during the permitted hours. In this condition the permitted hours means:

- a. On weekdays, other than Christmas Day, 8.00.a.m. to 11.00.p.m.
- b. On Sundays, other than Christmas Day, 10.00.a.m. to 10.30.p.m.
- c. On Christmas day, 12 noon to 3.00.p.m. and 7.00.p.m. to 10.30.p.m.
- d. On Good Friday, 8.00.a.m. to 10.30.p.m.

The above restrictions do not prohibit:

- i. During the first twenty minutes after the above hours, the taking of the alcohol from the premises, unless the alcohol is supplied or taken in an open vessel
- ii. The ordering of alcohol to be consumed off the premises, or the dispatch by the vendor of the alcohol so ordered;
- iii. The sale of alcohol to a trader or club for the purposes of the trade or club ;
- iv. The sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces .

125 Alcohol shall not be sold in an open container or be consumed in the licensed premises.

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

289 That all CCTV footage shall be kept for a period of thirty one (31) days and shall be made immediately available to council and / or police officers on request.

293 That all staff shall be trained in their responsibilities under the Licensing Act 2003 and trained in respect of the terms and conditions of this licence. Records pertaining to such training shall be kept

and updated every 6 months. The training records shall be made immediately available to officers of the police and the council on request.

- 340** That no beers or ciders with alcohol by volume (ABV) of 6.5% or above shall be sold at the premises except for Guinness AND Dragon Stout

- 341** That a challenge 25 scheme shall be maintained at the premises requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card;

- 342** That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation at the premises. 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 or police officers on request. The training record shall include the trainee's name (in block capitals), the trainer's name (in block capitals), the signature of the trainee, the signature of the trainer, the date(s) of training and a declaration that the training has been received;

- 343** 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.

- 344** That a register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. On a monthly basis, the Designated Premises Supervisor (DPS) shall check the register to ensure it is being properly completed. The DPS shall sign and date the register to that effect and where appropriate take corrective action in a timely manner if the register is not being completed correctly. The register shall be made immediately available for inspection at the premises to council or police officers on request.

- 345** That any 'off sales' of alcohol shall be provided in sealed containers to be taken away from the premises.
- 346** That a member of staff shall be on duty at all times that the premises are in operation under this licence who is trained in the use of the CCTV system and who is able to view, and download to a removable device, CCTV footage at the request of police and / or council officers.
- 347** That alcohol will not be stored or displayed less than two (2) meters away from the premises entrance unless stored behind the staff counter
- 348** That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers at all exits requesting to the effect that customers do not consume alcoholic drinks bought at the premises in the vicinity of the premises. Such signage shall be kept free from obstructions at all times.

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

- 840** That the applicant engages with the Setchell Estate Tenants and Residents Association and Longfield Tenants and Residents Association and that the applicant provides them with a contact number.
- 841** That the applicant undertakes not to use single use plastics wherever possible.

Annex 4 - Plans - Attached

Licence No.	888953
Plan No.	N/A
Plan Date	Not stated

APPENDIX B**Business - Application to vary a premises licence under the Licensing Act 2003**

27/04/2026

Business - Application to vary a premises licence under the Licensing Act 2003

Ref No. 2567498

Name of Applicant

Please enter the name(s) of the premises licence holders who is applying to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Name(s)	Komalathan Theivendram
Premises licence number	883725

Notes for Guidance

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. 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.
3. 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.

Business - Application to vary a premises licence under the Licensing Act 2003

- o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 5. For example state 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.
 6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 8. 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.

Business - Application to vary a premises licence under the Licensing Act 2003

9. 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'.

10. 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.

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

12. The application form must be signed.

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

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

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

Premises Details

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

£	6800
---	------

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

Address Line 1	12 DUNTON ROAD
Address Line 2	
Town	LONDON
County	
Post code	SE1 5TJ
Ordnance survey map reference	
Description of the location	
Telephone number	

Part 2 - Applicant details

Daytime contact telephone number	
Email address	
Postal Address if different from premises address	
Town / City	
Postcode	

Business - Application to vary a premises licence under the Licensing Act 2003

Part 3 Variation

Do you want the premises licence to have effect as soon as possible?

Please tick	Yes
-------------	-----

If not from what date do you want the variation to take effect?

(DD/MM/YYYY)	
--------------	--

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1)

	No
--	----

Please describe briefly the nature of the proposed variation (see guidance note 2)

-Remove seasonal variation hours for alcohol sale -Remove Condition No 340. 340 - That no beers or ciders with alcohol by volume (ABV) of 6.5% or above shall be sold at the premises except for Guinness AND Dragon Stout
--

If your proposed variation would mean that 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

Please select number from range	Less than 5000
---------------------------------	----------------

Notes

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy

2. 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.

IN ALL CASES COMPLETE BOXES K, L AND M

Operating Schedule part 4

Business - Application to vary a premises licence under the Licensing Act 2003

Provision of regulated entertainment (Please see guidance note 3) Please tick all that apply

Provision of late night refreshment (if ticking fill in box I)

--	--

Supply of alcohol (if ticking fill in box J)

--	--

In all cases complete boxes K, L and M

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 10)

	None
--	------

Guidance Notes

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

L - Hours premises are open to public

Hours premises are open to the public (standard timings Please read guidance note 8)

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

Business - Application to vary a premises licence under the Licensing Act 2003

Mon	07:00	23:00
Tues	07:00	23:00
Wed	07:00	23:00
Thur	07:00	23:00
Fri	07:00	23:00
Sat	07:00	23:00
Sun	08:00	22:00

State any seasonal variations (Please read guidance note 6)

	None
--	------

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 7)

	None
--	------

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

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

8. 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.

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

	Annex 2 - Condition No. 124 Condition No. 340
--	---

I have uploaded relevant part of the previous premises licence (Please send a hard copy in the post)

	Premises-Licence.pdf
--	--------------------------------------

Business - Application to vary a premises licence under the Licensing Act 2003

	Please tick otherwise state reason for not uploading
--	--

Reason for not uploading the premises licence

--	--

M - Steps to promote four licencing objectives

a) General - all four licensing objectives (b,c,d,e) (Please read guidance note 11)

	None
--	------

b) the prevention of crime and disorder

	Alcohol refusals policy Alcohol will not be sold to;
--	---

c) public safety

	None
--	------

d) the prevention of public nuisance

	Alcohol refusals policy Alcohol will not be sold to; 1. Any person recognised or identified as a street drinker (regardless of their level of inebriation at the time)
--	--

Business - Application to vary a premises licence under the Licensing Act 2003

2. Any person found to be drinking alcohol in the street. 3. Any person who is drunk or appears to be drunk. 4. Any person suspected of trying to buy alcohol for another person who is drunk or appears to be drunk. 5. Any person unable to provide valid ID when requested by staff. 6. Any person who is verbally or physically abusive towards staff or customers. 7. To any person suspected of trying to buy alcohol for another person(s) who may be underage
--

e) the protection of children from harm

None

Guidance note 11

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

If the plan of the premises are varying please upload a plan of the premises,

Upload proposed plans	
Upload existing plans	

Checklist

I understand that I must now advertise my application. I understand that if I do not comply with the above requirements my application will be rejected.

Declaration

I/We Hereby declare the Information we have provided is true and Accurate.

I agree to the above statement

	I agree
PaymentDescription	
PaymentAmountInMinorUnits	
AuthCode	
LicenceReference	
PaymentContactEmail	

Business - Application to vary a premises licence under the Licensing Act 2003

Please provide name of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 13). If completing on behalf of the applicant, please state in what capacity.

Full name	[REDACTED]
Capacity	Authorised Agent
Today's date (DD/MM/YYYY)	27/04/2026

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 14). If completing on behalf of the applicant state in what capacity

Full name	
Capacity	
Today's date (DD/MM/YYYY)	27/04/2026

Contact name (where not previously given) an address for correspondence associated with this application (please read guidance note 15)

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

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 MAYBE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

GUIDANCE NOTES

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

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



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

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

Tel: [REDACTED]

Email: [REDACTED]

Our reference: MD/26

Date: 07/05/2026

Dear Sir/Madam

Re:-Premier Express 12 Dunton Road SE1 5TJ

Police are in possession of an application from the above for a full variation to the premises licence to remove conditions from the licence so as to allow the sale of high strength beers and ciders. The venue is a convenience store. The venue is situated in a residential area as stated in the Southwark statement of licensing policy

The application seeks to remove in its entirety the following conditions

124 - Alcohol shall not be sold or supplied except during the permitted hours. In this condition the permitted hours means: a.On weekdays, other than Christmas Day, 8.00.a.m. to 11.00.p.m. b.On Sundays, other than Christmas Day, 10.00.a.m. to 10.30.p.m. c.On Christmas day, 12 noon to 3.00.p.m. and 7.00.p.m. to 10.30.p.m. d.On Good Friday, 8.00.a.m. to 10.30.p.m. The above restrictions do not prohibit: i)During the first twenty minutes after the above hours, the taking of the alcohol from the premises, unless the alcohol is supplied or taken in an open vessel ii)The ordering of alcohol to be consumed off the premises, or the dispatch by the vendor of the alcohol so ordered; iii)The sale of alcohol to a trader or club for the purposes of the trade or club ; iv)The sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces .

Police do not object to the removal of the above condition .

340 - That no beers or ciders with alcohol by volume (ABV) of 6.5% or above shall be sold at the premises except for Guinness AND Dragon Stout

Police object to the removal of the above condition .

Police have had prior consultation with the applicant in 2025 in regards to a similar application where the applicant wished to sell a number of high strength beers and ciders. The applicant at that time stated that the requirement was for customer demand. Police also advised that the applicant may wish to amend the current condition 340 to read

That that no beers, lagers or ciders with an alcohol by volume (ABV) of above 6.5% will be displayed, sold or offered for sale at the premises unless prior written permission is obtained from Southwark Police Licensing Office, Southwark Council Licensing Unit or Southwark Council Trading Standards . Such permission must be kept at the premises and be made available immediately to responsible authority officers on request.

However it would seem that the applicant has now asked for the condition 340 to be removed in its entirety which would allow the venue to sell any high strength lagers/ciders which goes against the drive to reduce street drinking and anti-social behaviour linked to the sale of high strength low price beers and ciders.

The venue came to the notice when the night time economy police and Trading standards visited in February 2025 and found the venue to have a number of illegal vapes as well as high strength ciders to which the venue were not authorised to stock held in a fridge behind the serving counter. This brings into question is the applicant suitably responsible to sell high strength beers/ciders when they cannot follow their current licence conditions.

The Metropolitan Police object to the granting of this variation to the licence in its current format as the removal of condition 340 and the additional retail of high strength beers and ciders would have a negative effect on the local community and the licensing objectives particular that of prevention of crime and disorder

Submitted for your consideration.

Yours Sincerely

PC Mark Lynch 

Licensing Officer
Sector 4 Licensing
Southwark Police Licensing

From: [Jerrom, Charlie](#)
To: [REDACTED]
Cc: [Forrest, Yemisi](#); [Regen, Licensing](#); [Owojori, Ola](#)
Subject: Major Variation, Premier Express, 12 Dunton Road, London, SE1 5TJ Ref:
Date: 05 May 2026 11:12:55

Trading Standards as a responsible authority are in receipt of a Major Variation Licence application from Premier Express, 12 Dunton Road, London, SE1 5TJ. Trading Standards as a responsible authority are making representation in respect of this application under all the licensing objectives, but primarily the Prevention of crime and disorder and Protection of children from harm.

In the general description this is:-

Convenience Store

Trading Standards are in receipt of an application for a full variation to the premises licence from Premier Express, 12 Dunton Road, London, SE1 5TJ. The application seeks to amend a condition on the licence to allow the sale of high strength cider. The venue is situated in a residential area

During an inspection led by Trading Standards and supported by night time economy police on the 13 February 2025, the venue was found to have 107 illegal vapes which were seized due to non-compliance under the Tobacco and Related Products Regulations 2016. The vape products were seized for either exceeding the 2ml tank size limit or displaying incorrect labelling. The venue also had a large number of high strength ciders exceeding 6.5% abv, to which the venue were not authorised to stock at the premises. The ciders were in a fridge behind the serving counter. A further visit was done on the 21 August 2025, where a can of Tyskie lager was sold to an underage volunteer. During this visit over strength lager was found being hidden behind produce in the premises. This brings into question is the applicant suitably responsible to sell high strength beers/ciders when they cannot follow their current licence condition, which restricts the premises from selling or supplying beers or ciders above 6.5%. The applicant has attended a PACE interview, to which he admitted to the sale of high strength ciders above 6.5% at the premises.

Trading Standards object to the granting of this application in its entirety as it would undermine both licensing objectives, prevention of crime and disorder and protection of children from harm due to the recent issues listed above.

Regards

Charlie Jerrom

Enforcement Officer

Trading Standards

[REDACTED]

W: southwark.gov.uk



To: Licensing Unit	From: Andrew Heron [REDACTED] [REDACTED] (on behalf of the Licensing Unit in its role as a responsible authority)	Date: 14/05/2026
Subject:	Representation	
Act:	The Licensing Act 2003 (the Act)	
Premises:	Premier Express – 12 Dunton Road, London, SE1 5TJ	
Application number:	883725	
Location ID:		Ward: South Bermondsey

We object to the grant of an application for a premises licence, submitted by Komalathan Theivendram under the Licensing Act 2003 (the Act), in respect of the premises known as Premier Express – 12 Dunton Road, London, SE1 5TJ.

1. The application

The application is to amend the following:

1. Remove seasonal variation hours for alcohol sale;
2. Remove Condition 340 - That no beers or ciders with alcohol by volume (ABV) of 6.5% or above shall be sold at the premises except for Guinness AND Dragon Stout.

2. The Locale

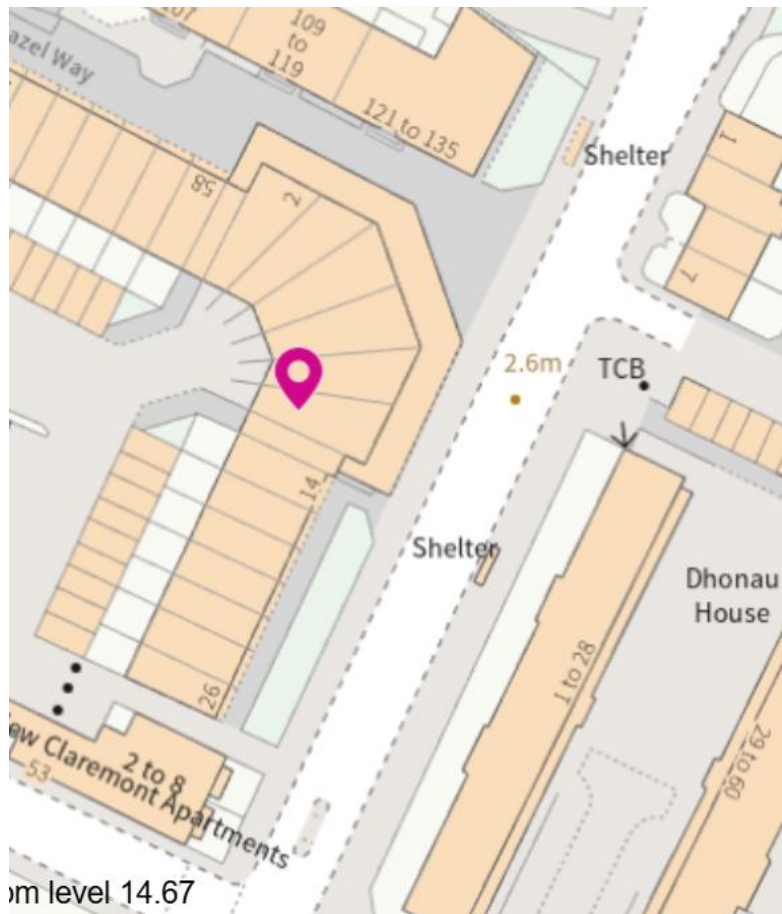
The premises are located on Dunton Road.

Both during the daytime and nighttime, the surrounding roads are busy with vehicular and pedestrian traffic. There are some residential addresses directly above and nearby the premises. Various bus routes service the locality, both during the daytime and nighttime.

Below is a street view screenshot:



The following map shows the location of the premises:



3. The Statement of Licensing Police (SoLP)

According to this Council's Statement of Licensing Policy 2026 – 2031 (SoLP), the premises falls outside of a Cumulative Impact Area (CIA), and within a residential area.

A copy of the SoLP is available via:

[Our licensing policies | Southwark Council](#)

4. Our objection

Our objection relates to the promotion of all of the following licensing objectives, but specifically:

- The prevention of crime and disorder
- The prevention of public nuisance

The premises has asked that the seasonal variation of hours be removed, I believe that they may be referring to condition 124, though this is not clear and required additional clarification. Condition 124 states:

124 *Alcohol shall not be sold or supplied except during the permitted hours. In this condition the permitted hours means:*

- a. On weekdays, other than Christmas Day, 8.00.a.m. to 11.00.p.m.*
- b. On Sundays, other than Christmas Day, 10.00.a.m. to 10.30.p.m.*
- c. On Christmas day, 12 noon to 3.00.p.m. and 7.00.p.m. to 10.30.p.m.*
- d. On Good Friday, 8.00.a.m. to 10.30.p.m.*

The above restrictions do not prohibit:

- i) During the first twenty minutes after the above hours, the taking of the alcohol from the premises, unless the alcohol is supplied or taken in an open vessel*
- ii) The ordering of alcohol to be consumed off the premises, or the dispatch by the vendor of the alcohol so ordered;*
- iii) The sale of alcohol to a trader or club for the purposes of the trade or club;*
- iv) The sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces.*

The Licensing Authority has no real objection to this being removed.

Condition 340 states:

That no beers or ciders with alcohol by volume (ABV) of 6.5% or above shall be sold at the premises except for Guinness AND Dragon Stout.

This condition was applied to the licence through mediation with the Metropolitan Police in 2018, specifically to avoid issues of public nuisance and or crime. It is also understood that at the time, there was a St Mungo's shelter just meters away on Setchell Road. It is, however, acknowledged that this has since closed.

In April 2025 a similar application was made, however, this was withdrawn as Trading Standards had found through inspections that the premises had been selling illegal vapes and already stocked a large number of high-strength ciders exceeding 6.5% abv, to which the venue was clearly not authorised to sell at the premises. The ciders were found both in a fridge and behind the counter.

A further visit was done in August 2025, where a can of Tyskie lager was sold to an underage volunteer.

None of the above shows a willingness to comply with the Licensing Act, or to promote the licensing objectives. In fact, these breaches could have led to formal review procedures.

The Licensing Authority is aware that Trading Standards as a Responsible Authority have made representation outlining their concerns to this application. We wish to amplify and support their representation. We ask the Licensing Sub Committee to reject any part of the application that seeks to remove condition 340 as it was reasonable and proportionate to be added to the operating schedule of the licence in the first place, remains relevant; and has also found to have been unlawfully breached.

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

Yours sincerely,

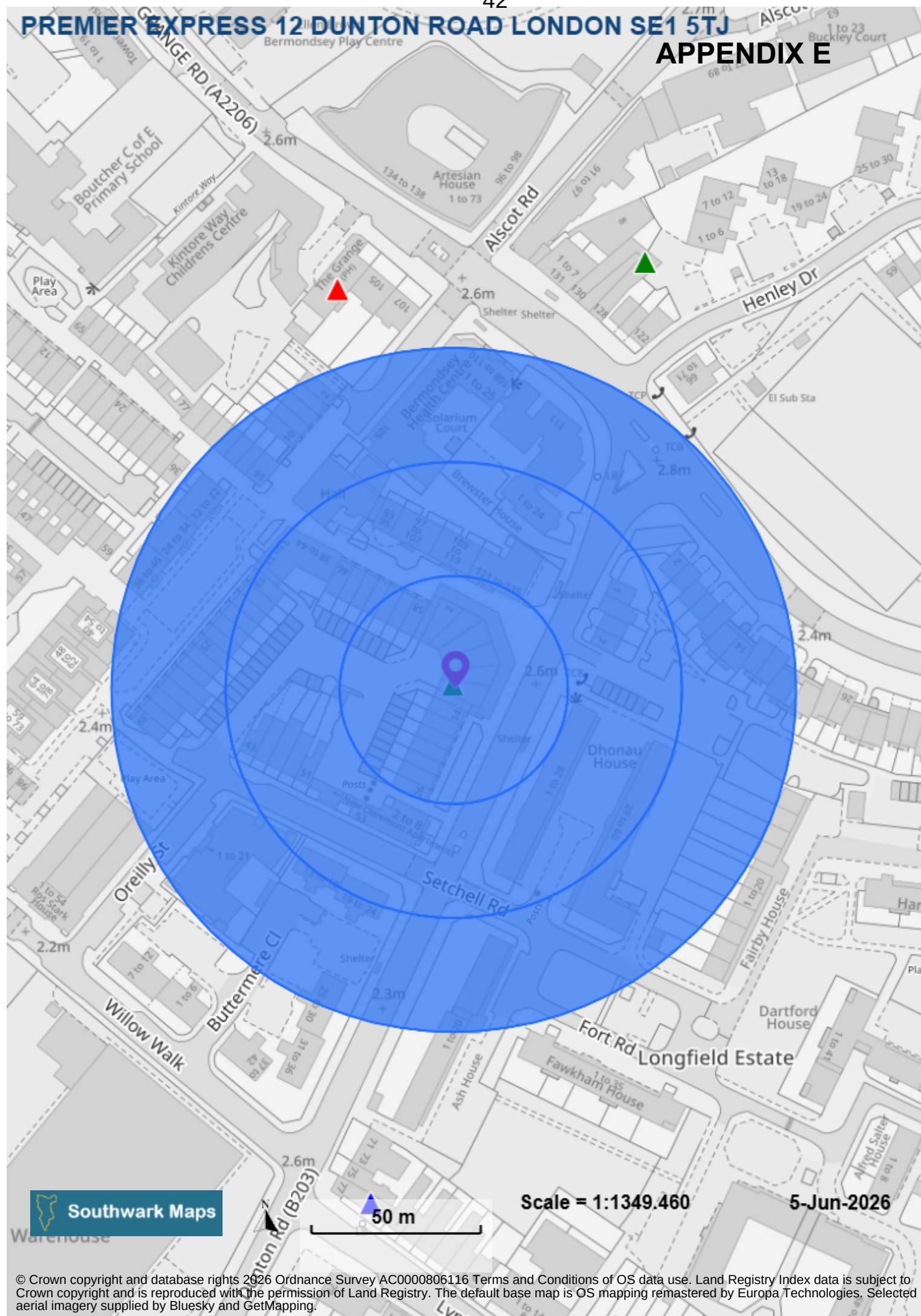
Andrew Heron

Principal Licensing Officer

1. Alcohol will not be sold to;
 - a. Any person recognised or identified as a street drinker (regardless of their level of inebriation at the time)
 - b. Any person found to be drinking alcohol in the street.
 - c. Any person who is drunk or appears to be drunk.
 - d. Any person suspected of trying to buy alcohol for another person who is drunk or appears to be drunk.
 - e. Any person unable to provide valid ID when requested by staff.
 - f. Any person who is verbally or physically abusive towards staff or customers.
 - g. To any person suspected of trying to buy alcohol for another person(s) who may be underage

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APPENDIX E



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

NOTE: Original held by Constitutional Team; all amendments/queries to
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