Open Agenda

Licensing Sub-Committee

Thursday 20 August 2026
10.00 am
Online/Virtual

Membership

Councillor Jane Salmon (Chair)
Councillor Renata Hamvas
Councillor Kath Whittam

Reserves

Councillor Selena Gray

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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Access

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

Members of the committee are summoned to attend this meeting
Althea Loderick
Chief Executive
Date: 10 August 2026

PRINTED ON RECYCLED PAPER

Licensing Sub-Committee

Thursday 20 August 2026
10.00 am
Online/Virtual

Order of Business

Item No.	Title	Page No.
	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: WALWORTH LIVING ROOM, ALL SAINTS HALL, SURREY SQUARE, LONDON SE17 2JU**	1 - 49
6.	**LICENSING ACT 2003: BLACK BEAR BURGER 190 REDCROSS WAY, LONDON SE1 9AB**	50 - 110
	ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.	

Item No.	Title	Page No.

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: 10 August 2026

Agenda Item 5

Meeting Name:	Licensing Sub-Committee
Date:	20 August 2026
Report title:	Licensing Act 2003: Walworth Living Room, All Saints Hall, Surrey Square, London SE17 2JU
Ward(s) or groups affected:	Faraday
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 Pembroke College Settlement, a charity, for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Walworth Living Room, All Saints Hall, Surrey Square, London SE17 2JU.

2. Notes:

   a) This application is for a premises licence and has been submitted under Section 17 of the Licensing Act 2003. The application is subject to outstanding representations from the Environmental Protection Team as a Responsible Authority and from two Other Persons; and is therefore referred to the Licensing Sub Committee for determination.

   b) Paragraphs 8 to 12 of this report provide a summary of the application. A copy of the application submitted with the application is attached to this report as Appendix A.

   c) Paragraphs 14 to 18 of this report deal with the representations submitted in respect of the application. A Copy of the conciliated representations from the Police and Licensing are available in Appendix B. A copy of the outstanding representation from EPT is available in Appendix C. A copy of the outstanding representations from the Other Persons are available in Appendix D. 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 regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

3. The Licensing Act 2003 provides a licensing regime for:

   - The sale of and supply of alcohol
   - The provision of regulated entertainment
   - The provision of late night refreshment.

4. Within Southwark, the licensing responsibility is wholly administered by this council.

5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:

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

6. In carrying out its licensing functions, a licensing authority must also have regard to:

   - The Act itself
   - The guidance to the act issued under Section 182 of the Act
   - Secondary regulations issued under the Act
   - The licensing authority's own statement of licensing policy
   - The application, including the operating schedule submitted as part of the application
   - Relevant representations.

7. The premises licence application process involves the provision of all relevant information required under the Act to the licensing authority with copies provided by the applicant to the relevant responsible bodies under the Act. The application must also be advertised at the premises and in the local press. The responsible authorities and other persons within the local community may make representations on any part of the application where relevant to the four licensing objectives.

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 26 June 2026 Pembroke College Settlement applied to this Council for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Walworth Living Room – All Saints Hall, Surrey Square, London, SE17 2JU.

9. The hours applied for are summarised as follows:

- The sale by retail of alcohol (on sales only):
    - Sunday to Wednesday from 11:30 to 21:00
    - Thursday to Saturday from 11:30 to 22:00
- Opening hours:
    - Sunday to Wednesday from 09:00 to 22:00
    - Thursday to Saturday from 09:00 to 23:00.

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

> "The building is predominantly occupied on the ground floor and comprises a Main Hall, Small Hall, meeting rooms, kitchen facilities and an outdoor courtyard. Small office is located on the upper floor.
>
> There are three points of access to the building: the main entrance from Surrey Square, a side entrance and a third entrance via the courtyard.
>
> The premises operate as a community venue, hosting a range of activities including meetings, worships, cultural and other events, community programmes, with occasional private hire.
>
> The sale and consumption of alcohol will be limited to the Main Hall, Small Hall and the gate courtyard area at the back of the building."

11. The premises licence application form provides the applicant's operating schedule. Parts A, B, E, F, G, H, J, K, L, and M of the operating schedule set out the proposed licensable activities, operating hours and operating control measures in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in part M of the operating schedule will form the basis of conditions that will be attached to any licence granted subsequent to the application.

12. A copy of the application is attached to this report as Appendix A.

Designated Premises Supervisor

13. The DPS for this premises will be Michael Beno, who holds a personal licence with the London Borough of Wandsworth.

Representations from responsible authorities

14. There were three representations; namely from the Metropolitan Police Service, the licensing authority and the environmental protection team. The representations from the police and the licensing authority have since been withdrawn following the agreement of a raft of conditions. The representations

and withdrawals are available in Appendix B. These clearly list the raft of agreed conditions.

15. The representation from the environmental protection team (EPT) as a responsible authority remains outstanding. This is available in Appendix C. It also makes recommendations for additional conditions, specifically in relation to the external areas.

Representations from other persons

16. There are two outstanding representations from local residents. These are available in Appendix D. They cite concerns of the premises' locality to residential dwellings, the potential for disturbance, subletting, the presence of the DPS and the overall need to sell alcohol.

Conciliation

17. All representations were sent to the applicant. At the point the report was composed, only the representation from EPT and the representations from the Other Persons remains outstanding.

Premises history

18. The premises has not had a premises licence previously.

19. There is no recent history of temporary event notices or complaints for this address.

Map

20. A map showing the location of the premises is attached to this report as Appendix E. There are no similarly licensed premises in the immediate vicinity (100 metres).

Council statement of licensing policy

21. The current statement of licensing policy runs from 2026 to 2031. Council assembly ratified Southwark's statement of licensing policy 2026 to 2031, it received assent on 18 March 2026 and came into effect on 19 March 2026.

22. Sections of the statement that are considered to be of particular 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 licences and club premises certificates. This explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.

- 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 11, paragraphs 162-195 – The protection of children from harm. This provides general guidance on the promotion of the fourth licensing objective.

23. The purpose of Southwark's statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.

24. Members should take into consideration both 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

25. The premises is located outside of a Cumulative Impact Area and within a residential area. Opening hours for public houses and similar establishments in this area are:

    - Monday to Sunday from 11:00 to 23:00

Climate change implications

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

27. 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.

28. Examples of such agreements may be:

    - Not use single use plastics, such as disposable plastic glasses, when selling alcohol at the premises.
    - Encourage patrons not to drive to venues by providing details of public transport on their webpages/tickets.

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

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

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

Community impact statement

30. 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

31. 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.

32. 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.

33. The equalities impact statement for licensing decisions is contained within the Southwark statement of licensing policy 2021 – 2026:

https://www.southwark.gov.uk/business-and-licences/licences/our-licensing-policie

34. The equalities impact assessment is available at: https://moderngov.southwark.gov.uk/documents/s92016/Appendix%20F%20-%20Equalities%20Impact%20Assessment.pdf

Health impact statement

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

Resource implications

36. A fee of £100.00 has been paid by the applicant company in respect of this application being the statutory fee payable for premises within non-domestic rateable value A.

Consultation

37. Consultation has been carried out on this application in accordance with the provisions of the Licensing Act 2003. A public notice was published in a local newspaper and similar notices were exhibited outside of the premises for a period of 28 consecutive days.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Interim Director of Law and Governance

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

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

Principles for making the determination

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

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

42. 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.

43. 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.

44. 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

45. 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.

46. The four licensing objectives are:

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

47. 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.

48. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on daytime operators.

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

Reasons

50. 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

51. 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.

52. 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

53. 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.

54. 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.

55. 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.

56. 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.

57. 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.

58. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Interested parties must live in the vicinity of the premises. This will be decided on a case-by-case basis.

59. 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.

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

Strategic Director of Resources

61. 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 Regulatory Services, 160 Tooley Street, London SE1 2QH	Mrs. Esther Jones Tel: 020 7525 0752

APPENDICES

Name	Title
Appendix A	Copy of the application
Appendix B	Conciliated representation from the Metropolitan Police Service and the licensing authority
Appendix C	Representation from environmental protection team
Appendix D	Two representations from other persons objecting
Appendix E	Map of locality

AUDIT TRAIL

Lead Officer	Aled Richards, Strategic Director Environment, Sustainability and Leisure	
Report Author	Andrew Heron, Principal Licensing Officer	
Version	Final	
Dated	5 August 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	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		5 August 2026

APPENDIX A

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

26/06/2026
Business - Application for a premises licence to be granted under the Licensing Act 2003
Ref No. 2595522

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

	Pembroke College Settlement

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:

o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed

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

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

3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
10. Please list here steps you will take to promote all four licensing objectives together.

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.

• Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:

o evidence of the applicant's own identity – such as a passport,

o evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and

o evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:

(i) working e.g. employment contract, wage slips, letter from the employer,

(ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,

(iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or

(iv) self-sufficient e.g. bank statements.

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

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

(i) any page containing the holder's personal details including nationality;
(ii) any page containing the holder's photograph;
(iii) any page containing the holder's signature;
(iv) any page containing the date of expiry; and
(v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

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

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

Home Office online right to work checking service

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

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

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

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

Premises Details

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)

£	0
	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

	Walworth Living Room

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

Do you have a Southwark postcode?	Yes
Address Line 1	ALL SAINTS HALL SURREY SQUARE
Address Line 2	
Town	LONDON
Post code	SE17 2JU
Ordnance survey map reference	
Description of the location	
Telephone number	[redacted]

Applicant Details

Please select whether you are applying for a premises licence as

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	a charity

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

	Pembroke College Settlement

Address - First Entry

Street number or building name	Pembroke House
Street Description	80 Tatum street
Town	London
County	
Post code	SE17 1QR
Registered number (where applicable)	1177866
Description of applicant (for example, partnership, company, unincorporated association etc)	Charity

Contact Details - First Entry

Telephone number	[redacted]
Email address	[redacted]

Operating Schedule

When do you want the premises licence to start?

	25/07/2026

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

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General description of premises (see guidance note 1)

	The building is predominantly occupied on the ground floor and comprises a Main Hall, Small Hall, meeting rooms, kitchen facilities, and an outdoor courtyard. Small office is located on the upper floor. There are three points of access to the building: the main entrance from Surrey Square, a side entrance, and a third entrance via the courtyard. The premises operate as a community venue, hosting a range of activities including meetings, workshops, cultural and other events, community programmes, with occasional private hire. The sale and consumption of alcohol will be limited to the Main Hall, Small Hall, and the gated courtyard area at the back of the building.

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)

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Provision of late night refreshment

Supply of alcohol

	j) Supply of alcohol

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

J - Supply of Alcohol

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

	On the premises

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

Day	Start	Finish
Mon	11:30	21:00
Tues	11:30	21:00
Wed	11:30	21:00
Thur	11:30	22:00
Fri	11:30	22:00
Sat	11:30	22:00
Sun	11:30	21:00

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)

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

	[redacted]

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

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

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

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

Premises Supervisor

State the name and details of the individual whom you wish to specify on the licence as the designated premises supervisor (Please see declaration about the entitlement to work in the check list at the end of the form)

Full name of proposed designated premises supervisor

First names	Michal
Surname	Beno

DOB

Date Of Birth	[redacted]

Address of proposed designated premises supervisor

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

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

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

K

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

	None of the above mentioned.

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

L - Hours premises are open to public

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

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

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

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

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

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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)

M - Steps to promote four licencing objectives

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

- The management of the premises will ensure that all reasonable and proportionate steps are taken at all times to uphold and promote the four licensing objectives. These objectives will be embedded into the day-to-day operation of the premises and will form part of all planning and delivery of events and activities.
- Operational procedures will be put in place prior to the activation of the premises and will be reviewed after the first two weeks of operation. At this stage, feedback, observations, and opportunities for improvement will be used to refine and enhance the operation and ensure its smooth running.
- Operational procedures will then be reviewed monthly and updated where necessary to reflect any changes in usage, risk profile, or feedback from responsible authorities, the local community, staff, or other stakeholders. A proactive approach will be taken to identifying and managing risks associated with events and activities held at the premises. Any issues arising will be addressed promptly, and necessary corrective steps will be implemented without delay.
- Staff and any persons acting on behalf of the premises licence holder will be made aware of their responsibilities in relation to the licensing objectives and will receive appropriate training prior to the activation of the space, with regular refresher training thereafter. Debrief sessions will be held after each event to capture learning, implement improvements swiftly, and address any potential issues at an early stage.
- The premises licence holder will maintain oversight of all activities to ensure compliance with licence conditions and relevant legislation, and will work constructively with responsible authorities and the local community to support the safe, responsible, and well-managed operation of the premises.

b) the prevention of crime and disorder

1. Staff and volunteers working at the premises will be appropriately trained to promote responsible behaviour, identify potential issues at an early stage, and respond appropriately to incidents. Training will include:
- Conflict management awareness

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- Recognising signs of escalation
- Understanding escalation procedures where necessary

2. All staff members engaged, or to be engaged, in selling alcohol will receive full training under the Licensing Act 2003, specifically in relation to:
- Age-restricted sales
- Refusal of sales to persons believed to be under the influence of alcohol or drugs
- Training will take place every 6 months, or more frequently where necessary

3. All training will be:
- Clearly recorded, signed, and dated by both trainer and staff member
- Made available for inspection upon request by the Licensing Authority or Police

4. A Challenge 25 proof of age policy will be operated at all times where alcohol is supplied, with acceptable identification limited to:
- Passport
- Driving licence
- PASS-accredited proof of age card

5. Challenge 25 signage will be:
- Clearly displayed throughout the premises
- Prominently positioned in alcohol display and service areas

6. An incident log will be maintained and retained for a minimum of 12 months, and will be available for inspection by authorised officers. The log will be completed within 24 hours and will record:
- All crimes reported to the venue
- All ejections of patrons
- All complaints received
- Any incidents of disorder
- Any refusals of alcohol sales, including staff member name
- Any visits by relevant authorities or emergency services
- CAD reference numbers where Police are called

7. A separate refusals register will be maintained recording all refused alcohol sales, including:
- Date and time of refusal
- Name of staff member involved
- Available for inspection at all times while the premises is open

8. All staff will be trained in the premises dispersal policy to ensure:
- Safe and orderly departure of patrons
- Minimisation of disturbance to local residents

9. The premises licence holder will endeavour to join:
- Local Neighbourhood Watch schemes
- Local alcohol harm reduction initiatives (where available)

10. CCTV use will be considered during the first few weeks of operation to assess suitability and need

11. Appropriate supervision will be provided during events and activities to ensure - good order is maintained at all times, with additional measures introduced where necessary depending on event scale and nature

12. The premises licence holder and staff will cooperate fully with:
- Police
- Licensing Authority
- Other responsible authorities
- In order to support the prevention of crime and disorder within and around the premises

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c) public safety

1. The premises will comply with all relevant legislation and statutory requirements, including fire safety, health and safety, and building regulations, ensuring the safe operation of the premises at all times.
2. Appropriate fire risk assessments will be carried out and regularly reviewed, with control measures implemented to reduce and manage identified risks.
3. Occupancy levels will be strictly managed and will not exceed the maximum permitted capacity for each space. Where appropriate, additional monitoring will be in place during larger events to ensure safe levels are maintained.
4. Emergency exits, escape routes, and exit signage will be clearly identified, maintained, and kept free from obstruction at all times to ensure safe evacuation in the event of an emergency.
5. All fire safety equipment, including alarms, extinguishers, and emergency lighting, will be regularly checked and maintained in accordance with relevant requirements.
6. Risk assessments will be undertaken for events and activities where appropriate, taking into account factors such as:
- Event type and size
- Use of equipment or staging
- Public attendance and movement within the premises
- Any specific risks associated with the activity
7. Suitable first aid provision will be available during events, with trained personnel present where required depending on the nature and scale of the activity.
8. Clear emergency procedures will be in place, including evacuation plans and staff responsibilities in the event of an incident.
9. Staff will receive appropriate guidance and/or training on health and safety procedures, including emergency evacuation and incident response.
10. Any temporary structures, equipment, or installations used during events will be assessed for safety prior to use.
11. The premises licence holder will ensure that all reasonable steps are taken to maintain a safe environment for staff, volunteers, and members of the public at all times.

d) the prevention of public nuisance

1. The premises licence holder will take all reasonable and proportionate steps to minimise the potential for disturbance to neighbouring properties and the wider community.
2. Events and activities will be planned and managed with consideration for local residents, neighbouring businesses, and other users of the surrounding area.
3. Amplified music, speeches, performances, and other forms of entertainment will be monitored and controlled to ensure that noise levels remain appropriate for the nature of the event and do not cause undue disturbance.
4. Where amplified music or entertainment is taking place:
- Doors and windows will be kept closed where appropriate, except for access and egress
- Volume levels will be monitored throughout the event
- Event organisers will be required to comply with any instructions relating to noise management
5. Outdoor activities, including the use of the courtyard, will be carefully managed to minimise any impact on local residents and neighbouring properties.
6. The premises licence holder reserves the right to restrict or modify activities where noise levels are considered likely to cause nuisance.

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7. Appropriate supervision will be maintained during events to ensure that attendees behave responsibly and with consideration for the local community.
8. All staff and volunteers will be trained in the premises dispersal policy to ensure the safe and orderly departure of guests at the conclusion of events.
9. Management and staff will actively encourage patrons to disperse from the premises and surrounding area quietly and respectfully.
10. Signage will be displayed at exits and other appropriate locations requesting that guests respect local residents by leaving the premises and surrounding area in a quiet and responsible manner.
11. A dispersal procedure will be implemented for larger events to support the safe and orderly departure of attendees and to minimise noise and disturbance in the surrounding area.
12. The dispersal policy will specifically direct patrons away from congregating on the steps directly opposite the premises. Staff will actively encourage attendees leaving the courtyard to move away from this area in order to reduce noise disturbance and minimise impact on neighbouring residents.
13. Deliveries, collections, and waste management activities will, where reasonably practicable, be scheduled and managed so as to minimise disruption to neighbouring properties.
14. Any complaints relating to noise or nuisance will be recorded, investigated, and reviewed by the premises management. Where appropriate, corrective measures will be implemented without delay to prevent recurrence.
15. Operational procedures relating to noise management and public nuisance will be reviewed regularly, taking into account:
- Feedback from local residents and neighbouring businesses
- Feedback from responsible authorities
- Observations from staff and event organisers
- The nature and frequency of events taking place at the premises
16. The premises licence holder will proactively engage with the local Safer Neighbourhood Team and other relevant agencies to ensure they are aware of the operation of the premises and the use of the courtyard. Officers will be welcomed to visit the premises as appropriate, enabling a constructive relationship and facilitating the early identification and resolution of any concerns.
17. The premises licence holder will maintain a constructive dialogue with local residents, community groups, and responsible authorities and will take reasonable steps to address any concerns raised regarding the operation of the premises.
18. The premises licence holder and staff will work proactively to ensure that the operation of the premises enhances the local community and does not give rise to public nuisance within or around the premises.

e) the protection of children from harm

1. The premises licence holder is committed to providing a safe and welcoming environment for children and young people attending events and activities at the premises.
2. Children attending events must be supervised by parents, guardians, carers, or event organisers, as appropriate to the nature of the activity.
3. Any third-party providers must comply with the safeguarding arrangements in place, particularly where activities are aimed at, or involve, children and young people.
4. The majority of staff working at the premises hold enhanced DBS checks and receive regular safeguarding training. Safeguarding procedures will be reviewed periodically to ensure they remain effective and reflect current best practice.

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5. All staff and volunteers will be made aware of safeguarding procedures and the process for reporting concerns relating to the welfare of children and vulnerable persons.
6. Any concerns regarding the welfare, safety, or wellbeing of a child will be taken seriously and dealt with appropriately. Any safeguarding breaches will be reported to the relevant safeguarding agencies, statutory authorities, or emergency services without delay.
7. A Challenge 25 proof of age policy will be operated at all times where alcohol is supplied.
8. The only acceptable forms of identification for the purchase of alcohol will be:
- A valid passport
- A valid photocard driving licence
- A PASS-accredited proof of age card
9. Alcohol will not be sold or supplied to any person under the age of 18.
10. Staff involved in the sale or supply of alcohol will receive regular training on:
- Age verification procedures
- Challenge 25 requirements
- Identification of proxy sales
- Refusal of sales to underage persons
11. Refusals of alcohol sales relating to age verification will be recorded and monitored in accordance with the premises' refusals and incident recording procedures.
12. Signage promoting the Challenge 25 policy will be clearly displayed at points of sale and throughout the premises where appropriate.
13. Children will not be permitted to purchase or consume alcohol on the premises.
14. The premises licence holder will work proactively with event organisers, staff, volunteers, parents, guardians, and responsible authorities to ensure that children and young people are protected from harm at all times whilst attending the premises.
15. Operational procedures relating to safeguarding and the protection of children will be reviewed regularly, taking into account:
- Changes in legislation or guidance
- Feedback from staff and volunteers
- Feedback from responsible authorities
- Lessons learned from events and activities held at the premises

Guidance note 10

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

Please upload a plan of the premises

[redacted]

Please upload any additional information i.e. risk assessments

[redacted]

Checklist

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

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

Home Office Declaration

Please tick to indicate agreement

	I am a company or limited liability partnership

Declaration

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

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

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

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

I agree to the above statement

	Yes
PaymentDescription	[redacted]
PaymentAmountInMinorUnits	[redacted]
AuthCode	[redacted]
LicenceReference	[redacted]
PaymentContactEmail	

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

Full name	Pembroke College Settlement

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

Date (DD/MM/YYYY)	29 / 06 / 2026
Capacity	Signed by John Nevin, Trustee

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

Text

Full name	
Date (DD/MM/YYYY)	26/06/2026
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	
Telephone No.	
If you prefer us to correspond with you by e-mail, your email address (optional)	‹

GUIDANCE NOTES

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

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

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

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

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

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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.

APPENDIX B

From: [redacted]
Sent: Monday, July 27, 2026 3:44 PM
[redacted]
Subject: FW: Final Proposed Conditions -Walworth Living Room All Saints Hall Surrey Square London SE17 2JU - 889631

Good Afternoon

In view of Police and the applicant agreeing to the below conditions (in red) to be added to the premises licence should it be granted , Police will not be making any further representation , please can the officer in the case be informed and confirm receipt of this email

Kind regards

Mark Lynch Pc2245CO Licensing officer

Central Licensing Sector 4

Central South Bcu **Southwark-Lambeth Licensing Team**

Metropolitan Police Service

[redacted]

Southwark Police station 323 Borough high St, SE1 1JL

www.met.police.uk [redacted]
MPSLicensingSector4@met.police.uk

Lambeth **Southwark**

From: [redacted]
Sent: 27 July 2026 15:40
To: [redacted]

[redacted]>
Subject: Re: Final Proposed Conditions -Walworth Living Room All Saints Hall Surrey Square London SE17 2JU - 889631

Dear Mark,

I confirm that we are happy with the conditions as set out below. Many thanks for all your help through this process.

Best,

[redacted]

On Mon, 27 Jul 2026 at 15:37, [redacted] wrote:

Good afternoon, [redacted]

I have amended the below conditions as per the e-mail sent by Michal on 26/07/2026 . As I have amend the email could you confirm that we are now agreed on the below conditions and wording and I will inform the Local authority asap. You will note that I have split condition 8 to now be 8/9 as it was far too long to be in one condition , no change to wording

1. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.

2. Signage advertising the a forementioned proof of age scheme shall be prominently displayed throughout the premises with a particular emphasis on the alcohol display area and service area.

3. All staff members engaged, or to be engaged, in selling alcohol on the premises shall receive full training pertinent to the Licensing Act, specifically in regard to age-restricted sales, and the refusal of sales to persons believed to be under the influence of alcohol or drugs. This shall take place every 6 months.

4. All such training is to be fully documented and signed by not only the employee but the person delivering the training. Training records shall be kept at the premises and made available upon request to either Police Officers or an authorised officer of Southwark Council.

5. At all times when the premises are authorised to sell alcohol, either the Designated Premises Supervisor (DPS) or a person authorised by the DPS is present on the premises.

6. All children under the age of 18 shall be accompanied by a responsible adult at all times whilst on the premises after 19:00 hours.

7. An incident log shall be kept at the premises and made available on request to an authorised officer of the Southwark 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.

8. The premises shall install and maintain a comprehensive CCTV system that shall be in use at all times licensable activities take place . All entry and exit points must be covered enabling frontal identification of every person entering in a light condition. The CCTV system shall continually record when licensable activities take place .

9. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer of Southwark Council.

10. A staff member from the premises who is conversant with the operation of the CCTV system shall be in the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council

officer copies of recent CCTV images or data with the absolute minimum of delay when requested and within a maximum of 24 hours of the initial request.

11. Any CCTV breakdown or system failure will be notified to the Police and Local Authority immediately & remedied as soon as practicable. Repair records / invoices shall be kept on site for at least 12 months and be readily available to be viewed by all authorised persons upon request.

12. Notices shall be prominently displayed within the premises stating that CCTV is in operation.

13. The Licensee shall risk assess the need for SIA Security Staff to be on the premises.

14. All SIA staff must sign a register detailing the information stated below. This register must be kept on the premises and made available immediately upon the request of Police or authorised officer of Lambeth Council. (a) start and end of shift times (b) SIA badge registered number (c) Full names.

15. A dispersal policy shall be implemented to ensure that patrons leave the premises and vicinity as quietly and speedily as possible to ensure neighbouring residents are not disturbed.

16. All drinks shall be served in polycarbonate glassware during licensable activities for all third-party events only.

I look forward to hearing back from you

Kind regards

[redacted]

To: Pembroke College Settlement

From: Licensing Authority (As a Responsible Authority)

cc: Andrew Heron (Case Officer)

15 July 2026

Re: Licensing Authority Representation – [Walworth Living Room All Saints Hall Surrey Square London SE17 2JU - 889631]

As a responsible authority under section 13(4) of the Licensing Act 2003 as amended under the Police and Social Responsibility Act 2011, the Licensing Authority has considered your application and the Authority has concerns in relation to this application and how the premises would promote the following Licensing Objectives:

- Prevention of public nuisance,
- Public safety and
- Protection of children from harm

1. Application

The premises is a community venue proposed to host activities including meetings, workshops, community programs cultural and other events, with occasional private hire. Licensable activity is to be provided inside the premises and at the rear courtyard.

The hours and activity sought are as follows:

Sale of alcohol (On the premises)
Sunday – Wednesday 11:30 – 21:00
Thursday – Saturday 11:30 - 22:00

Hours premises are open to the public
Sunday - Wednesday 09:00 - 22:00
Thursday - Saturday 09:00 - 23:00

2. The concerns of the Licensing Authority

The Licensing Authority is submitting this representation due to the following concerns:

According to paragraph 131 of the Council's SoLP, applicants should note that where applications relate to premises that are located within more densely populated areas, stricter controls with regard to noise control may be necessary.

According to paragraphs 140 of the Council's SoLP, the Authority expects applicants to have made relevant enquiries about the local area and prepare their operating schedule on the basis of a risk assessment of the potential sources of crime and disorder associated with the premises operation. The operating schedule should demonstrate an understanding of the level of risk of crime and disorder and include positive proposals to manage any potential risk which may include but not limited to the following:

- Anti-social behaviour
- Noise nuisance
- Drunkenness on the premises
- Violent behaviour
- Drug use
- One hour of drinking up time may encourage irresponsible drinking by patrons in the last hour.
- The indication that amplified music or entertainment will be provided in the courtyard
- Management of the rear courtyard to prevent noise and
- Disturbance late at night from the departure and dispersal of patrons

Outside spaces are an increasingly popular part of licensed premises, they need to be managed to reduce the potential for nuisance to be caused to nearby residents. The use of the rear courtyard, especially the provision of entertainment, is likely to cause noise nuisance in the area.

3. Conclusion

The applicant has offered insufficient mitigating measures in the application to fully promote the licensing objectives and the application if granted will have an adverse impact on the area. The concerns raised by the Licensing Authority can be mitigated with the acceptance of the conditions below and those consistent with the applicant's operating schedule.

The representation from the Licensing Authority may be withdrawn following the agreement of the proposed conditions.

Conditions

1. **T**hat a direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.

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 waste and recycling shall only be emptied into external waste or recycling receptacles between 08:00 hours and 20:00 hours. At all other times waste or recycling shall be kept at the premises until it is ready for collection.

4. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises which gives rise to a nuisance.

5. There shall be a personal licence holder on duty on the premises at all times when the premises are authorised to sell alcohol.

6. All children under the age of 18 shall be accompanied by a responsible adult at all times whilst on the premises.

7. Management/staff shall proactively monitor the conduct and behaviour of patrons in the courtyard or outside the premises to ensure no noisy, rowdy or anti-social behaviour (this includes loud talking/shouting and people congregating in large groups on pavement obstructing the public highway). Those patrons deemed to be engaging in such behaviour shall be asked to cease this activity and/or disperse from the premises quietly.

8. Loudspeakers shall not be located in any entrance lobbies or outside the premises including the courtyard.

9. There shall be no patron in the courtyard atter 21:00 hours on Sunday – Wednesday and 22:00 hours on Thursday to Saturday.

10. The designated premises supervisor shall carryout a risk assessment of each event, taking into consideration but not limited to crowd size, type of event, and the presence of alcohol to ensure the promotion of the licensing objectives.

11. A Venue Management Plan shall be in operation.

12. The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by staff or door staff so as to ensure that there is no public nuisance or obstruction to the public highway.

13. There shall be no third-party promoted events involving licensable activity at the premises except under the supervision or control of the Designated Premises Supervisor or a member of staff nominated by the Designated Premises Supervisor.

14. Tickets for events at the venue shall not be sold at the door while patrons are being admitted to such events.

From: Owojori, Ola [redacted]
Sent: Friday, July 24, 2026 10:07 AM
To: Michal Beno [redacted]
Subject: RE: Walworth Living Room All Saints Hall Surrey Square London SE17 2JU - 889631

Dear Michal Beno,

Further to your confirmation that the conditions are agreed, the representation submitted by the Licensing Authority is hereby withdrawn. For ease of reference, the revised conditions are set out below.

Kind regards

Ola Owojori

Principal Licensing Officer

Southwark Council | Licensing | Regulatory Services

3rd Floor, Hub 1 | PO Box 64529 | London | SE1P 5LX

[redacted]

Conditions

1. **T**hat a direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.

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 waste and recycling shall only be emptied into external waste or recycling receptacles between 08:00 hours and 20:00 hours. At all other times waste or recycling shall be kept at the premises until it is ready for collection.

4. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises which gives rise to a nuisance.

5. At all times when the premises are authorised to sell alcohol, either the Designated Premises Supervisor (DPS) or a person authorised by the DPS is present on the premises.

6. All children under the age of 18 shall be accompanied by a responsible adult at all times whilst on the premises.

7. Management/staff shall proactively monitor the conduct and behaviour of patrons in the courtyard or outside the premises to ensure no noisy, rowdy or anti-social behaviour (this includes loud talking/shouting and people congregating in large groups on pavement obstructing the public highway). Those patrons deemed to be engaging in such behaviour shall be asked to cease this activity and/or disperse from the premises quietly.

8. There shall be no patron in the courtyard atter 21:00 hours on Sunday – Wednesday and 22:00 hours on Thursday to Saturday.

9. The designated premises supervisor shall carryout a risk assessment of each event, taking into consideration but not limited to crowd size, type of event, and the presence of alcohol to ensure the promotion of the licensing objectives.

10. A Venue Management Plan shall be in operation.

11. The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by staff or door staff so as to ensure that there is no public nuisance or obstruction to the public highway.

12. There shall be no third-party promoted events involving licensable activity at the premises except under the supervision or control of the Designated Premises Supervisor or a member of staff nominated by the Designated Premises Supervisor.

13. The licence holder shall ensure that any queue outside the premises where patrons are required to wait for entry, a member of staff or SIA-registered door supervisor shall actively manage those persons to minimise obstruction of the highway, noise nuisance, and disturbance to nearby residents and businesses.

14. All front of house staff shall be trained in Welfare and Vulnerability Engagement (WAVE), “Ask for Angela”, and drink spiking. Records of staff training shall be provided to an authorised officer upon request.

APPENDIX C

MEMO: Environmental Protection Team

To	Regen.licensing;	**Date**	17/07/26
Copies	[redacted]		
From	Ken Andrews [redacted]		
Email	[redacted]		

Subject **Walworth Living Room, All Saints Hall, Surrey Square, SE17 2JU APP A73570 Responsible Authority (EPRA) representation;**

EPRA, review of the application contained in application reference 889631 in respect of Walworth Living Room, All Saints Hall, Surrey Square, SE17 2JU. The Team has concerns relating to the prevention of public nuisance, specifically in connection with the proposed use of the external courtyard area for licensable activities.

The application confirms that:

- The courtyard will be used for the sale and consumption of alcohol; and
- Amplified music and entertainment may take place at the premises, with outdoor activities taking place in the courtyard.

The submitted plan also shows that the courtyard forms a large external area directly adjoining the premises.

EPT Assessment – Public Nuisance Risk .

In the absence of robust controls, the use of an outdoor area for activities involving amplified sound and patron congregation gives rise to a significant risk of noise breakout, which may cause disturbance to nearby residential properties.

Whilst the applicant has set out general measures in the operating schedule, these are not sufficiently specific or enforceable to prevent statutory nuisance. In particular, there are no clear restrictions on amplified music in the courtyard, nor defined hours for its use.

Accordingly, the Environmental Protection Team maintains an objection to the application unless appropriate conditions are agreed.

Adequacy of Proposed Controls

The applicant proposes general controls such as:

- Monitoring amplified music levels
- Managing outdoor activities carefully
- Retaining discretion to restrict activities
- Encouraging quiet dispersal

However, from an EPT perspective:

- Controls are generic and discretionary rather than enforceable

- No specific restrictions on amplified music in the courtyard
- No time limits for use of the outdoor area
- No noise limiter, boundary limits, or acoustic controls specified
- No clear distinction between indoor vs outdoor entertainment controls

Accordingly, the application does not provide sufficient assurance that public nuisance will be prevented.

Suggested Conditions (for resolution)-Conclusion

Should Members be minded to grant the licence, the following conditions are recommended to address public nuisance:

- No amplified music shall be played in the external courtyard area.
- The use of the external courtyard area by patrons shall cease at 21:00 hours daily, save for access and egress.
- After 21:00 hours, the courtyard shall not be used for the consumption of alcohol.
- A dispersal policy shall include specific measures for the courtyard to prevent noise disturbance to nearby residents.
- Prominent notices shall be displayed requesting patrons to respect local residents and leave the area quietly.
- Prominent notices shall be displayed requesting patrons to respect local residents and leave the area quietly.

Informative

The applicant is advised that the Environmental Protection Team is willing to engage with them to discuss appropriate conditions to ensure the premises can operate without giving rise to public nuisance.

Kind regards

Ken

Ken Andrews - Principal Environmental Health Officer

APPENDIX D
OTHER PERSON A

From: [redacted]
Sent: Friday, July 24, 2026 11:49 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Premises LIcense Application 259 5522 Pembroke College Settlement - All Saints Hall London SE17 2JX

Dear Licensing Unit

Re Premises License Application 2595522 dated 29.6.26, Pembroke College Settlement - All Saints Hall (Walworth Living Room), Surrey Square, London SE17 2JU

I would like to object in the strongest terms to the license application referenced above.

The reasons for my objection are as follows:

1. I have lived in Surrey Square for 28 years and enjoyed the Community facilities at Walworh Living Room. Surrey Square is a quiet residential street, with a number of very elderly and very young residents. Many of the houses and flats on Surrey Square have bedrooms at the front of the property. Much of Surrey Square is listed and therefore it is not possible to double glaze and insulate against sound disturbance. The bedroom window of [redacted] is only a matter of a few feet away from the building and the old people's home is directly next door.

2. There is a real risk that having amplified music and the sale of alcohol will unduly exacerbate the noise and disturbance in Surrey Square with potentially many people coming and going throughout the week until late into the evening. Likely past 11.00 pm at the weekends and after 10pm during the week.

3. The nature of the facility is that it is understood that the building can be let to anyone (not necessarily someone resident in Faraday Ward, or for a community or charitable purpose. The applicant wishes to charge £85 per hour to anyone from anywhere except " for private parties" to sell alcohol and play amplified music. This is obviously open to abuse by anyone who wishes to use the premises to make profit and to evade planning laws. As the event organisers are likely to be many and varied there is no possibility for the noise levels and disturbance to residents in the street to be effectively monitored and controlled.

4. The facility can still be used as an effective community hub for local people without the need to sell alcohol and have amplified music, indeed it has been used and enjoyed by the community this way for many years.

5. We have not seen any evidence that the applicant, Michal Beno, will be present at events to ensure that the users and visitors to the facility will not cause noise nuisance ,litter, parking problems and other disturbances for the residents of Surrey Square. There is no evidence that "appropriate supervision will be provided during events and activities in order to prevent public nuisance."

6. We are very concerned that the granting of a license to sell alcohol and put on amplified music at All Saints Hall will not best serve the local community, which has been used very successfully without such a license, for many years, will permanently change the nature of Surrey Square for the worse and is very likely to cause residents noise and disturbance every night of the week.

Yours faithfully,

[redacted]

OTHER PERSON B

From: [redacted]
Sent: Monday, July 27, 2026 12:13 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: RE: Premises LIcence Application 259 5522 Pembroke College Settlement - All Saints Hall London SE17 2JU

Dear Regen,

No, this is not a forwarded message. Please read it carefully.
Yes, [redacted] forwarded his email to me, and I was very grateful, since I had no information about this from Southwark Council.
I took some points that seemed important, and added new ones of my own.
Please take my heartfelt comments as an independent response to your application!
My full postal address is [redacted] right opposite the Walworth Living Room, as I mentioned in my previous email.

Thanks,
[redacted]

From: [redacted]
Sent: 24 July 2026 11:50
To: [redacted]
Subject: Fwd: Premises LIcense Application 259 5522 Pembroke College Settlement - All Saints Hall London SE17 2JX

See below. The deadline for submission objections is Today.

To whom it may concern:

Re Premises Licence Application 2595522, dated 29/6/26, Pembroke College Settlement – All Saints Hall (Walworth Living Room), Surrey Square, London SE17 2JU

I wish to object to this application in the strongest possible terms.

Surrey Square has its own very special character: it is a unique Georgian listed terrace, designed by Michael Searle, and a quiet residential street, with a junior school at one end. Housing is only on one side of the street, with a few low buildings opposite, an old people's home, a church, and the Walworth Living Room, making for light and quiet. The Walworth Living Room hosts a number of communal events, but always without any noise or disturbance.

The new proposal is virtually for a pub – alcohol and amplified music until 10 or 11pm. And available for anyone to hire for a private party.

This would destroy the character of Surrey Square and radically change the living conditions of existing residents.
Please think again!

Yours faithfully,
[redacted]

I would like to object in the strongest possible terms to this license application.

Surrey Square has

The reasons for my objection are as follows:

1. I have lived in Surrey Square for 28 years and enjoyed the Community facilities at Walworh Living Room. Surrey Square is a quiet residential street, with a number of very elderly and very young residents. Many of the houses and flats on Surrey Square have bedrooms at the front of the property. Much of Surrey Square is listed and therefore it is not possible to double glaze and insulate against sound disturbance. The bedroom window of is only a matter of a few feet away from the building and the old people's home is directly next door.

2. There is a real risk that having amplified music and the sale of alcohol will unduly exacerbate the noise and disturbance in Surrey Square with potentially many people coming and going throughout the week until late into the evening. Likely past 11.00 pm at the weekends and after 10pm during the week.

3. The nature of the facility is that it is understood that the building can be let to anyone (not necessarily someone resident in Faraday Ward, or for a community or charitable purpose. The applicant wishes to charge £85 per hour to anyone from anywhere except " for private parties" to sell alcohol and play amplified music. This is obviously open to abuse by anyone who wishes to use the premises to make profit and to evade planning laws. As the event organisers are likely to be many and varied there is no possibility for the noise levels and disturbance to residents in the street to be effectively monitored and controlled.

4. The facility can still be used as an effective community hub for local people without the need to sell alcohol and have amplified music, indeed it has been used and enjoyed by the community this way for many years.

5. We have not seen any evidence that the applicant, Michal Beno, will be present at events to ensure that the users and visitors to the facility will not cause noise nuisance ,litter, parking problems and other disturbances for the residents of Surrey Square. There is no evidence that "appropriate supervision will be provided during events and activities in order to prevent public nuisance."

6. We are very concerned that the granting of a license to sell alcohol and put on amplified music at All Saints Hall will not best serve the local community, which has been used very successfully without such a license, for many years, will permanently

change the nature of Surrey Square for the worse and is very likely to cause residents noise and disturbance every night of the week.

Yours faithfully,

[redacted]

ALL SAINTS HALL SURREY SQUARE LONDON SE17 2JU

APPENDIX E



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Agenda Item 6

Meeting Name:	Licensing Sub-Committee
Date:	20 August 2026
Report title:	Licensing Act 2003**:** Black Bear Burger 190 Redcross Way, London SE1 9AB
Ward(s) or groups affected:	Borough and Bankside
Classification:	Open
Reason for lateness (if applicable):	Not applicable
From:	Strategic Director of Environment, Sustainability and Leisure

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Black Bear Burger Ltd for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Black Bear Burger 190 Redcross Way, London SE1 9AB.

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 representation from one other person which remains outstanding. Therefore, the application is referred to the licensing sub-committee for determination.

   b) Paragraphs 8 to 11 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application is attached as Appendix A.

   c) Paragraphs 12 to 20 of this report deal with the representation submitted in respect of the application. A copy of the representation submitted is attached in Appendix C of this report. A map showing the location of the premises is attached to this report as Appendix F.

   d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing procedure, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

3. The Licensing Act 2003 provides a licensing regime for:

    - The sale of and supply of alcohol
    - The provision of regulated entertainment
    - The provision of late-night refreshment.

4. Within Southwark, the licensing responsibility is wholly administered by this council.

5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:

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

6. In carrying out its licensing functions, a licensing authority must also have regard to:

    - The Act itself
    - The guidance to the act issued under Section 182 of the Act
    - Secondary regulations issued under the Act
    - The licensing authority's own statement of licensing policy
    - The application, including the operating schedule submitted as part of the application.
    - Relevant representations.

7. The premises licence application process involves the provision of all relevant information required under the Act to the licensing authority with copies provided by the applicant to the relevant responsible bodies under the Act. The application must also be advertised at the premises and in the local press. The responsible authorities and other persons within the local community may make representations on any part of the application where relevant to the four licensing objectives.

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 19 June 2026, Black Bear Burger Ltd applied for a premises licence to be granted under the Licensing Act 2003 in respect of the premises to be known as Black Bear Burger 190 Redcross Way, London SE1 9AB. The premises and purpose are described within the application verbatim as:

    > "Premium burger restaurant within railway arch near Borough Market/London Bridge."

9. The hours applied for are summarised as follows:

- Late Night Refreshment (Indoors)
    - Sunday to Thursday: 23:00 to 23:30
    - Friday and Saturday: 23:00 to 00:00
- Sale of alcohol (on and off the premises)
    - Sunday to Thursday: 10:00 to 23:30
    - Friday and Saturday: 10:00 to 00:00
- Opening hours
    - Sunday to Thursday: 10:00 to 00:00.
    - Friday and Saturday from 10:00 to 00:30.

10. The premises licence application form provides the applicant's operating schedule. Parts I, J, 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 including the list of conditions consistent with the applicant's operating schedule are attached to this report as Appendix A.

Designated Premises Supervisor (DPS)

11. The proposed DPS is Philip Henry John Down who holds a personal licence with West Devon Borough Council.

Representations from responsible authorities

12. A representation was submitted by the licensing authority as a responsible authority in relation to the prevention of public nuisance licensing objective. The licensing authority proposed a number of conditions, all of which were subsequently agreed by the applicant and their representation has been withdrawn.

13. There was no representation submitted by the police as the applicant pre-consulted with the police and agreed to amend their operating schedule to include a number of conditions proposed by the police.

14. The confirmation of the licensing authority's withdrawal and the list of conditions agreed with the police are attached to this report as Appendix B.

Representations from other persons.

15. A representation has been received from one other person, a ward councillor.

16. The representation states that, if granted the application would have a negative impact on the promotion of the licensing objectives of the prevention of crime and

disorder, the prevention of public nuisance, and public safety within the Borough and Bankside Cumulative Impact Area. A copy of the representation is attached to this report as Appendix C.

Conciliation

17. The applicant has engaged with the licensing authority and the police, and a number of conditions have been agreed with these authorities. The list of agreed conditions, including those consistent with the applicant's operating schedule is attached to this report as Appendix D.

18. The applicant has written to the other person, via the case officer, to address the concerns raised in their representation. At the time of drafting this report, a response had not been received. A copy of the correspondence sent to the other person is attached to this report as Appendix E.

19. The one representation remains outstanding.

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

Premises history

21. There is no record of a premises licence having previously been issued for the premises.

Temporary event notices

22. There is no record of a temporary event notices in respect of the premises.

Complaints

23. There have been no recent complaints recorded in relation to the premises address.

Map

24. A map showing the location of the premises is attached to this report as Appendix F. The following is a list of licensed premises within 100 metres radius of the premises application:

Unit 192 2, Dirty Lane, London SE1 9PA:

- Opening hours:
    - Monday - Saturday 08:00 to 00:00
    - Sunday 10:00 to 23:00

- Films, recorded music – indoors:
    - Monday - Saturday 10:00 to 00:00
    - Sunday 10:00 to 23:00

- Late night refreshment - indoors and outdoors:
    - Monday - Saturday 23:00 to 00:00
- Sale by retail of alcohol to be consumed on and off premises:
    - Monday - Saturday 10:00 to 00:00
    - Sunday 10:00 to 23:00

Unit 219, 18, Railway Arch 219-221, Stoney Street, London SE1 9BU

- Opening hours:
    - Monday - Saturday 08:00 to 00:00
    - Sunday 10:00 to 23:00
- Films and Recorded music – indoors:
    - Monday - Saturday 10:00 to 00:00
    - Sunday 10:00 to 23:00
- Late night refreshment - indoors and outdoors:
    - Monday - Saturday 23:00 to 00:00
- Sale by retail of alcohol to be consumed on and off premises:
    - Monday - Saturday 10:00 to 00:00
    - Sunday 10:00 to 23:00

UNIT 215, 215, Arch, Stoney Street, London SE1 9AD

- Opening hours:
    - Monday - Saturday 08:00 to 00:00
    - Sunday 10:00 to 23:00
- Films and Recorded music – indoors:
    - Monday - Saturday 10:00 to 00:00
    - Sunday 10:00 to 23:00
- Late night refreshment - indoors and outdoors:
    - Monday - Saturday 23:00 to 00:00
- Sale by retail of alcohol to be consumed on and off premises:
    - Monday - Saturday 10:00 to 00:00
    - Sunday 10:00 to 23:00

Black And Blue 1-2, Rochester Walk, London SE1 9AF

- Opening hours:
    - Monday - Saturday 10:00 to 01:30
    - Sunday 10:00 to 00:30
- Films, Live music, recorded music, performance of dance and entertainment similar to live/recorded music – indoors:
    - Monday - Sunday 10:00 to 00:00
- Late night refreshment – indoors:
    - Monday - Saturday 23:00 to 01:00
    - Sunday 23:00 to 00:30
- Sale by retail of alcohol to be consumed on and off premises:
    - Monday - Saturday 10:00 to 01:00
    - Sunday 10:00 to 00:00

Arabica, 3, Rochester Walk, London SE1 9AF

- Opening hours:
    - Monday - Saturday 08:00 to 23:30
    - Sunday 08:00 to 22:30
- Late night refreshment – indoors:
    - Monday - Saturday 23:00 to 23:30
- Sale by retail of alcohol to be consumed on and off premises:
    - Monday - Friday 11:00 to 23:00
    - Saturday 09:00 to 23:00
    - Sunday 09:00 to 22:00

Gourmet Goat, Unit 41, Rochester Walk, London SE1 9AF

- Opening hours:
    - Monday - Sunday 08:00 to 17:00
- Sale by retail of alcohol to be consumed on and off premises:
    - Monday - Sunday 08:00 to 17:00

Roast At the Floral Hall, 8 Borough Market, Southwark Street, London SE1 9AH

- Opening hours:
    - Sunday - Wednesday 07:00 to 00:30
    - Thursday - Saturday 07:00 to 01:30
- Plays, Films, Recorded music and Performance of dance – indoors:
    - Monday - Sunday 11:00 to 23:00
- Late night refreshment – indoors:
    - Sunday - Wednesday 23:00 to 00:30
    - Thursday - Saturday 23:00 to 01:00
- Live music – indoors:
    - Sunday - Wednesday 11:00 to 23:00
    - Thursday - Saturday 11:00 to 01:00
- Sale by retail of alcohol to be consumed off premises:
    - Monday - Sunday 07:00 to 00:00
- Sale by retail of alcohol to be consumed on premises:
    - Monday - Saturday 07:00 to 00:00
    - Sunday 11:00 to 23:00

Le Marche Du Quartier, 8 Borough Market, Southwark Street, London SE1 9AH

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

El Pastor Ltd, 7a, Stoney Street, London SE1 9AA

- Opening hours:
    - Sunday - Thursday 08:00 to 00:00
    - Friday & Saturday 08:00 to 01:00
- Late night refreshment – indoors:
    - Sunday - Thursday 23:00 to 00:00
    - Friday & Saturday 23:00 to 01:00

- Recorded music – indoors:
    - Sunday - Thursday 10:00 to 00:00
    - Friday & Saturday 10:00 to 01:00
- Sale by retail of alcohol to be consumed on and off premises:
    - Sunday - Thursday 10:00 to 00:00
    - Friday & Saturday 10:00 to 01:00

The Wheatsheaf, 6, Stoney Street, London SE1 9AA

- Opening hours:
    - Monday - Sunday 06:00 to 00:30
- Late night refreshment – indoors:
    - Monday - Sunday 23:00 to 00:00
- Live music – indoors:
    - Monday - Sunday 12:00 to 23:00
- Recorded music – indoors:
    - Monday - Sunday 12:00 to 00:00
- Sale by retail of alcohol to be consumed on and off premises:
    - Monday - Sunday 06:00 to 00:00

Applebee's Fish 5, Stoney Street, London SE1 9AA

- Opening hours:
    - Monday - Saturday 07:00 to 00:00
    - Sunday 09:00 to 22:00
- Late night refreshment - indoors and outdoors:
    - Monday - Saturday 23:00 to 00:00
- Live music - indoors and outdoors:
    - Monday - Saturday 17:00 to 00:00
    - Sunday 17:00 to 22:00
- Performance of dance – indoors:
    - Monday - Saturday 17:00 to 23:00
    - Sunday 12:00 to 21:00

- Recorded music – indoors:
    - Monday - Saturday 09:00 to 00:00
    - Sunday 09:00 to 22:00
- Sale by retail of alcohol to be consumed on and off premises:
    - Monday - Saturday 07:00 to 23:30
    - Sunday 09:00 to 21:30

Camille, 2-3, Stoney Street, London SE1 9AA

- Opening hours:
    - Sunday - Thursday 08:00 to 23:00
    - Friday & Saturday 08:00 to 00:00
- Late night refreshment - indoors and outdoors:
    - Friday & Saturday 23:00 to 00:00
- Sale by retail of alcohol to be consumed on and off premises:
    - Sunday - Thursday 10:00 to 22:45
    - Friday & Saturday 10:00 to 23:45

The Sheaf, 24, The Hop Exchange, Southwark Street, London SE1 1TY

- Opening hours:
    - Monday - Sunday 07:00 to 00:00
- Indoor sporting event, live music, recorded music and entertainment similar to live/recorded music – indoors:
    - Monday - Sunday 07:00 to 00:00
- Late night refreshment – indoors:
    - Monday - Sunday 23:00 to 00:00
- Sale by retail of alcohol to be consumed on and off premises:
    - Monday - Sunday 07:00 to 00:00

Katzenjammers and Barry's Saloon 24, The Hop Exchange, Southwark Street, London SE1 1TY

- Opening hours:
    - Monday - Sunday 07:00 to 00:00
- Indoor sporting event, plays, films, live music, recorded music and performance of dance – indoors:
    - Monday - Sunday 07:00 to 00:00
- Late night refreshment – indoors:
    - Monday - Sunday 23:00 to 00:00
- Sale by retail of alcohol to be consumed on and off premises:
    - Monday - Sunday 07:00 to 00:00

Pho 9, Southwark Street, London SE1 1RQ

- Opening hours:
    - Monday - Sunday 08:00 to 00:00
- Late night refreshment - indoors and outdoors:
    - Sunday - Thursday 23:00 to 23:30
    - Friday & Saturday 23:00 to 00:00
- Sale by retail of alcohol to be consumed on and off premises:
    - Monday - Sunday 10:00 to 23:30

The Breakfast Club, 11-13, Basement & Ground Floor, Southwark Street, London SE1 1RQ

- Opening hours:
    - Monday - Wednesday 07:00 to 00:30
    - Thursday - Saturday 07:00 to 01:30
    - Sunday 07:00 to 23:00
- Late night refreshment – indoors:
    - Monday Wednesday 23:00 to 00:00
    - Thursday - Saturday 23:00 to 01:00
- Live music – indoors:
    - Monday - Wednesday 07:00 to 00:00
    - Thursday - Saturday 07:00 to 01:00
    - Sunday 07:00 to 22:00

- Recorded music – indoors:

    - Monday - Wednesday 07:00 to 00:30
    - Thursday - Saturday 07:00 to 01:30
    - Sunday 07:00 to 23:00

- Sale by retail of alcohol to be consumed on premises:

    - Monday - Wednesday 07:00 to 00:00
    - Thursday - Saturday 07:00 to 01:00
    - Sunday 07:00 to 22:30

DanDan London Bridge 34-36, Southwark Street, London SE1 1TU

- Opening hours:

    - Monday - Sunday 11:00 to 23:00

- Sale by retail of alcohol to be consumed on premises:

    - Monday - Sunday 11:00 to 23:00:

Southwark Square Limited 38-40, Fourth Floor, Southwark Street, London SE1 1UN

- Opening hours:

    - Monday - Sunday 09:00 to 18:00

- Sale by retail of alcohol to be consumed off premises:

    - Monday - Sunday 09:00 to 18:00

The Mango Tree, 5-6, Redcross Way, London SE1 9HR

- Sale by retail of alcohol to be consumed on premises:

    - Monday - Saturday 11:00 to 00:00
    - Sunday 12:00 to 23:30

Casa Do Frango, 32, Southwark Street, London SE1 1TU

- Opening hours:

    - Monday - Saturday 07:00 to 00:00
    - Sunday 07:00 to 23:30

- Plays, films, live music, recorded music, performance of dance and entertainment similar to live/recorded music – indoors:

    - Monday - Saturday 07:00 to 00:00
    - Sunday 07:00 to 23:30

- Late night refreshment – indoors:

    - Monday - Saturday 23:00 to 00:00
    - Sunday 23:00 to 23:30

- Recorded music – indoors:

    - Monday - Saturday 07:00 to 00:00
    - Sunday 07:00 to 23:30

- Sale by retail of alcohol to be consumed on premises:

    - Monday - Friday 11:30 to 23:30
    - Saturday 10:30 to 23:30
    - Sunday 10:30 to 23:00

Hot Munchies, 30 Southwark Street, London SE1 1TU

- Late night refreshment – indoors:

    - Sunday - Thursday 23:00 to 01:00
    - Friday & Saturday 23:00 to 04:00

Arthur Hoopers, 8 Stoney Street, London SE1 9AA

- Opening hours:

    - Monday - Thursday 06:00 to 00:30
    - Friday & Saturday 06:00 to 02:00
    - Sunday 06:00 to 23:30

- Late night refreshment – indoors:

    - Monday - Thursday 23:00 to 00:00
    - Friday & Saturday 23:00 to 01:30

- Live music and Recorded music – indoors:

    - Monday - Thursday 10:00 to 00:00
    - Friday & Saturday 10:00 to 01:30

- Sale by retail of alcohol to be consumed on and off premises:

    - Monday - Thursday 10:00 to 00:00
    - Friday & Saturday 10:00 to 01:30
    - Sunday 10:00 to 23:00

The Market Porter 9, Stoney Street, London SE1 9AA

- Opening hours:
    - Monday - Thursday 06:00 to 00:00
    - Friday 06:00 to 01:30
    - Saturday 09:00 to 01:30
    - Sunday 12:00 to 23:00
- Live music and Entertainment similar to live/recorded music – indoors:
    - Monday - Thursday 12:00 to 23:30
    - Friday & Saturday 12:00 to 01:00
    - Sunday 12:00 to 22:30
- Indoor sporting event, Films and Recorded music – indoors:
    - Monday - Thursday 06:00 to 23:30
    - Friday 06:00 to 01:00
    - Saturday 09:00 to 01:00
    - Sunday 12:00 to 22:30
- Late night refreshment – indoors:
    - Monday - Thursday 23:00 to 23:30
    - Friday & Saturday 23:00 to 01:00
- Sale by retail of alcohol to be consumed on and off premises:
    - Monday - Thursday 06:00 to 23:30
    - Friday & Saturday 09:00 to 01:00
    - Sunday 12:00 to 22:30

Kolae, 6 Park Street, London SE1 9AB

- Opening hours:
    - Monday - Saturday 10:00 to 00:00
    - Sunday 10:00 to 23:00
- Late night refreshment – indoors:
    - Monday - Saturday 23:00 to 23:30
- Sale by retail of alcohol to be consumed on premises:
    - Monday - Saturday 10:00 to 23:30
    - Sunday 10:00 to 22:30

Oyster Bar, 11b Stoney Street, London SE1 9AD

- Opening hours:
    - Monday - Sunday 10:00 to 00:00
- Late night refreshment – indoors:
    - Monday - Sunday 23:00 to 23:30
- Sale by retail of alcohol to be consumed on and off premises:
    - Monday - Sunday 10:00 to 23:30

Elliots Borough Market, 12 Basement and Ground Floor, Stoney Street, London SE1 9AD

- Opening hours:
    - Monday - Sunday 11:00 to 00:30
- Late night refreshment – indoors:
    - Monday - Sunday 23:00 to 00:00
- Sale by retail of alcohol to be consumed on and off premises:
    - Monday - Sunday 11:00 to 00:00

Bao, 13 Basement and Ground Floor, Stoney Street, London SE1 9AD

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

Southwark Council statement of licensing policy

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

26. 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.

27. The purpose of Southwark's statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should 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.

28. Members should take into consideration both 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 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

Cumulative Impact Area (CIA)

29. The premises fall within the Borough and Bankside Cumulative Impact Area (CIA) and it is located in Bankside, Borough, London Bridge Strategic Cultural & Bankside and Borough District Town Centre Area.

30. Under Southwark's statement of licensing policy 2026 - 2031 the following closing times are recommended as appropriate for premises within Bankside, Borough, London Bridge Strategic Cultural & Bankside and Borough District Town Centre area.

- Restaurant:
    - Sunday to Thursday is 00:00
    - Friday and Saturday is 01:00.

Climate Change Implications

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

32. 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.

33. 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.

34. 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

35. 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

36. 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.

37. 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.

38. 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

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

Resource implications

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

Consultation

41. 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

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

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

Principles for making the determination

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

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

46. 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.

47. 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.

48. 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

49. 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.

50. The four licensing objectives are:

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

51. 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.

52. 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.

53. 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

54. 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

55. 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.

56. 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

57. 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.

58. 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.

59. 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.

60. 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.

61. 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.

62. 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.

63. 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.

64. 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

65. 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

66. 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 form with the applicant's operating schedule
Appendix B	Response from the licensing authority and the police
Appendix C	Representation from one other person
Appendix D	List of conditions
Appendix E	Applicant's correspondence to the objector
Appendix F	Map of the area

AUDIT TRAIL

Lead Officer	Aled Richards, Strategic Director of Environment, Sustainability and Leisure	
Report Author	Ola Owojori, Principal Licensing Officer	
Version	Final	
Dated	31 July 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	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		3 August 2026

APPENDIX A

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

19/06/2026
Business - Application for a premises licence to be granted under the Licensing Act 2003
Ref No. 2593132

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

	Black Bear Burger Ltd

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:

• Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.

• Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.

• Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.

• Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.

• Live music: no licence permission is required for:

o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.

o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.

o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.

o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.

o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed

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

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

3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
10. Please list here steps you will take to promote all four licensing objectives together.

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.

• Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:

o evidence of the applicant's own identity – such as a passport,

o evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and

o evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:

(i) working e.g. employment contract, wage slips, letter from the employer,

(ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,

(iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or

(iv) self-sufficient e.g. bank statements.

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

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

(i) any page containing the holder's personal details including nationality;

(ii) any page containing the holder's photograph;

(iii) any page containing the holder's signature;

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

(v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

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

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

Home Office online right to work checking service

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

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

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)

£	33001
	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

	Black Bear Burger

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

Do you have a Southwark postcode?	No
Address Line 1	190 Redcross Way
Address Line 2	
Town	London
Post code	SE1 9AB
Ordnance survey map reference	
Description of the location	as shown on append plan
Telephone number	[redacted]

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

	Black Bear Burger Ltd

Address - First Entry

Street number or building name	Little Bidlake Farm
Street Description	Bridestowe
Town	Okehampton
County	
Post code	EX20 4NS
Registered number (where applicable)	10985292
Description of applicant (for example, partnership, company, unincorporated association etc)	Private limited Company

Contact Details - First Entry

Telephone number	[redacted]
Email address	[redacted]

Operating Schedule

When do you want the premises licence to start?

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)

	Premium burger restaurant within railway arch near Borough Market/London Bridge.

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)

Provision of late night refreshment

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

	i) Late night refreshment

Supply of alcohol

	j) Supply of alcohol

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

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)

	Late Night refreshment

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

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

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

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 provision of late night refreshmentat different times, to those listed. Please list, (Please read guidance note 6)

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

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

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

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

7. Please give timings in 24 hour clock (e.g. 23:00) and only give details for the days of the week when you intend the premises to be used for the activity. Start time begins from 23:00

J - Supply of Alcohol

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

	Both

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

Day	Start	Finish
Mon	10:00	23:30
Tues	10:00	23:30
Wed	10:00	23:30
Thur	10:00	23:30
Fri	10:00	00:00
Sat	10:00	00:00
Sun	10:00	23:30

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

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 supply of alcohol at different times to those listed. Please list, (Please read guidance note 6)

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

	[redacted]

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

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

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

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

Premises Supervisor

State the name and details of the individual whom you wish to specify on the licence as the designated premises supervisor (Please see declaration about the entitlement to work in the check list at the end of the form)

Full name of proposed designated premises supervisor

First names	Philip Henry John
Surname	Down

DOB

Date Of Birth	[redacted]

Address of proposed designated premises supervisor

Street number or Building name	[redacted]

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

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)

	n/a

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

L - Hours premises are open to public

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

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

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

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

Day	Start	Finish
Mon	10:00	00:00
Tues	10:00	00:00
Wed	10:00	00:00
Thur	10:00	00:00

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Fri	10:00	00:30
Sat	10:00	00:30
Sun	10:00	00:00

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)

M - Steps to promote four licencing objectives

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

	Please see appended operating schedule of proposed conditions to promote all four licensing objectives.

b) the prevention of crime and disorder

	See a) above

c) public safety

	See a) above

d) the prevention of public nuisance

	See a) above

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

e) the protection of children from harm

	See a) above

Guidance note 10

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

Please upload a plan of the premises

	[redacted]

Please upload any additional information i.e. risk assessments

	[redacted]

Checklist

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

Home Office Declaration

Please tick to indicate agreement

	I am a company or limited liability partnership

Declaration

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

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

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of

entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work.

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

I agree to the above statement

	Yes
PaymentDescription	, ,
PaymentAmountInMinorUnits	
AuthCode	
LicenceReference	
PaymentContactEmail	

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

Full name	[redacted]
Date (DD/MM/YYYY)	19/06/2026
Capacity	Solicitors on behalf of applicant

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

Full name	
Date (DD/MM/YYYY)	19/06/2026
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	Ryan Peermamode Thomas & Thomas Partners LLP
Telephone No.	

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

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.

June 2026

Application for a Premises Licence
Black Bear Burger
190 Redcross Way SE1 9AB

Premises Description:

Premium burger restaurant within railway arch near Borough Market/London Bridge

Proposed Licensable Activities:

	Alcohol (on & off) Late Night Refreshment	Opening Hours
Sunday - Thursday	10:00 – 23:30	10:00 – 00:00
Friday – Saturday	10:00 – 00:00	10:00 – 00:30

Proposed Conditions:

1. The supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal save for a maximum of 12 persons in the area hatched on the licence plan.

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

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

4. A member of staff should be on duty at all times the premises is open that 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.

5. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.

6. The Licence Holder shall ensure that the details of all complaints are recorded in an occurrence book and such book shall be available for police inspection.

7. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.

8. Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.

9. All sales of alcohol for consumption off the premises shall be in sealed containers only.

10. A documented staff training programme shall be provided to key members of staff at the premises in respect of the:

    a. Age verification policy
    b. The licensing objectives and
    c. Opening times for the venue
    d. Safeguarding of children and other vulnerable persons

11. 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 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.

12. 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. The register shall be made immediately available for inspection at the premises to council or police officers on request.

APPENDIX B

From: Heron, Andrew
To: [redacted], Owojori, Ola; Regen, Licensing
Subject: RE: Representation: Black Bear Burger (889544) [BLA.54.1]
Date: 06 July 2026 07:50:13

Dear Jack,
Thank you for your email.
I can confirm that Licensing as a Responsible Authority withdraw their representation upon agreement of the additional conditions.
Regards,
Andrew Heron
Pronouns: He/Him
Principal Licensing Officer
London Borough of Southwark
Regulatory Services – Environment, Sustainability and Leisure
[redacted]
Address: Licensing Unit, Hub 1, Floor 3, 160 Tooley Street, London, SE1 2QH
Switchboard: 020 7525 5000
Website: www.southwark.gov.uk

From: [redacted]
Sent: Thursday, July 2, 2026 5:05 PM
To: Heron, Andrew ; Owojori, Ola ; Regen, Licensing
Subject: FW: Representation: Black Bear Burger (889544) [BLA.54.1]

Dear Andrew

Hope all is well

Thanks for sending your rep

All agreed!

Kind regards
Jack

[redacted]
W: [redacted]

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From: Heron, Andrew <[redacted]>
Sent: 01 July 2026 16:57
To: [redacted]>; Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: Owojori, Ola [redacted]>

Subject: Representation: Black Bear Burger (889544)

Dear Ryan,

I hope all is well.

Please find attached a representation from Licensing as a Responsible Authority. It's just for a few simple additional conditions, which I'm sure can be agreed quickly and the rep withdrawn.

I look forward to hearing from you once you have discussed the matter with your client.

Regards,

Andrew Heron
Pronouns: He/Him
Principal Licensing Officer
London Borough of Southwark
Regulatory Services – Environment, Sustainability and Leisure
[redacted]
Address: Licensing Unit, Hub 1, Floor 3, 160 Tooley Street, London, SE1 2QH
Switchboard: [redacted]
Website: www.southwark.gov.uk

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To: Licensing Unit	**From:** Andrew Heron [redacted] (on behalf of the Licensing Unit in its role as a responsible authority)		**Date:** 27/05/2026
Subject:	Representation		
Act:	The Licensing Act 2003 (the Act)		
Premises:	Black Bear Burger – 190 Redcross Way, London, SE1 9AB		
Application number:	**889544**		
Location ID:		**Ward:**	Borough and Bankside

We object to the grant of an application for a premises licence, submitted by Black Bear Burger Ltd under the Licensing Act 2003 (the Act), in respect of the premises known as Black Bear Burger – 190 Redcross Way, London, SE1 9AB.

1. The application

A new application has been applied for a premises that intends to provide alcohol that would be ancillary to the supply of food. There will be no regulated entertainment.

2. The Locale

A new application has been applied for a premises that is situated in the Borough and Bankside Cumulative Impact Area.

We require the Applicant to confirm the address for the premises. 160 Redcross Way does not seem to align with the postcode for SE1 9AB.

3. The Statement of Licensing Police (SoLP)

According to section 7 of this council's statement of licensing policy 2026 – 2031 (the SoLP), the premises falls within the Borough and Bankside Cumulative Impact Area. The premises are listed as being in a District Town Centre.

A copy of the SoLP is available via:

Our licensing policies | Southwark Council

The hours applied for are not in dispute and do not sit outside of those recommended within the Southwark Statement of Licensing Policy. We note a potential issue with cumulative impact, however, this does not form part of this representations.

4. Our objection

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

- The prevention of public nuisance

The Operating Schedule within the application is rather scant of relevant information that could be made into enforceable conditions on a premise licence. I would therefore ask to seek that additional conditions are accepted by the Applicant in order to support all the licensing objectives. I wish for the following to be added:

1. **All on sales of alcohol will end 30 minutes before closing time, to allow for a 'drinking up' period;**

2. **All front of house staff shall be trained in Welfare and Vulnerability Engagement (WAVE), "Ask for Angela", and drink spiking. Records of staff training shall be provided to an authorised officer upon request;**

3. **Deliveries of goods necessary for the operation of the business will be carried out at such a time or in such a manner as to prevent nuisance and disturbance to nearby residents;**

We believe that these conditions are both reasonable and proportionate. If these conditions can be agreed, the representation will be withdrawn and the matter will not need to proceed to the Sub Committee stage, as long as there are no other outstanding representations. I am also aware that Trading Standards have submitted a separate representation, also requesting additional conditions in order to promote the licensing objective of the protection of children from harm. I have not included those conditions in my representation. I understand too that the Police may also be asking for additional conditions.

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

From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: RE: New premises licence consultation Black Bear Burger 190 Redcross Way
Date: 03 July 2026 11:36:44
Attachments: image001.png
image002.png
image003.jpg
image004.png
image005.jpg
image006.gif
image007.png

Good Morning Rebekah
Apologies, there is no representation made by the Police in regards to this application due to pre consultation and the below agreed conditions , I believe the applicant will confirm this by email
Kind regards



From: [redacted] >
Sent: 03 July 2026 11:15
To: [redacted] - Frontline Policing [redacted]
Subject: RE: New premises licence consultation Black Bear Burger 190 Redcross Way

Good morning Mark,

Thank you for your email.

Further to the below, could you please confirm that there is no police representation to the premises licence application for the above-named premises, and that the conditions set out below have been agreed with the applicant.

Kind regards,

[redacted]
Unit Support Officer
London Borough of Southwark | Licensing | Regulatory Services | Environment, Sustainability & Leisure

Email: [redacted] / Licensing@southwark.gov.uk
Address: Licensing Unit, Hub 1, Floor 3, 160 Tooley Street, London, SE1 2QH
Website: www.southwark.gov.uk

From: Regen, Licensing <L[redacted]>
Sent: Friday, July 3, 2026 9:59 AM
To: [redacted]
Subject: FW: New premises licence consultation Black Bear Burger 190 Redcross Way

---

From: [redacted].police.uk <[redacted]
Sent: Friday, July 3, 2026 8:45 AM
To: Regen, Licensing [redacted]
Cc: [redacted]
Subject: FW: New premises licence consultation Black Bear Burger 190 Redcross Way

Good morning

In view of Police and the applicant agreeing to the below conditions in red to be added to the licence should it be granted, Police would like to withdraw their representation

1. A digital CCTV system shall be installed at the premises, shall be maintained in full working order and shall be continually recording at all times that the premises are in use. The CCTV system must be capable of capturing a clear facial image of every person who enters the premises. The CCTV system shall be correctly time and date stamped. The CCTV system shall cover all interior and exterior areas of the premises, including the frontage of the premises, and shall collect clearly defined / focused footage in all lighting conditions.

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

3. . A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device/digital format on request of Police or council officer.

4. There shall be no dj led events held at the venue.

5. Customers shall use no outside areas other than those who temporarily leave the premises to smoke, this shall be limited to 5 persons.

6. The supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal save for a maximum of 12 persons in the area hatched on the licence plan.

7. That the licensee shall assess the requirement for SIA registered door supervisors and

implement accordingly

8. There shall be no dj led events held at the venue.

9. Customers shall use no outside areas other than those who temporarily leave the premises to smoke, this shall be limited to 5 persons.

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

i. Details as to how customer / staff egress at the premises shall be managed to minimise causing nuisance.
ii. Details as to how any physical altercations at the premises are to be managed
iii. Details of the management of any 'winding down' period at the premises.
iv. Details of the use of security in respect of managing customer dispersal from the premises
v. Details of the management of ejections from the premises

11. All relevant staff employed at the premises shall be trained in the latest version of the dispersal policy. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises. If the dispersal policy is a paper document then the signature of the trainees shall also be included. The dispersal policy shall be made immediately available to Police and council officers on request. That all Digital records of training and/or logs shall be made immediately available to Police and council officers on request

12. That suitable notices shall be displayed at entrances/exits requesting people leave the premises in a quiet and orderly manner so as not to disturb the venues neighbours.

13. The premises must have a welfare and vulnerability policy and all staff must receive this training. All new staff must receive this training before starting their role and all staff have refresher training every 12 months. All training must be recorded and these records must be available on immediate request by Police and council officers.

14. The venue shall support “Ask for Angela” or another similar safety initiative and posters shall be displayed on the premises. All staff shall be trained in “Ask Angela” or a similar safety initiative and a record of this training shall be kept on the premises and made available for inspection immediately to Police and council officers upon request.

15. That an incident log shall be kept at the premises to record details of any of the

following occurrences at the premises:

I. Instances of anti-social or disorderly behaviour
II. Calls to the police or other emergency services
III. Any complaints received
IV. Ejections of people from the premises
V. Visits to the premises by the local authority or emergency services
VI. Any malfunction in respect of the CCTV system
VII. All crimes reported by customers, or observed by staff
VIII. Any other relevant incidents

16. The incident log shall record the time, date, location in the premises and description of each incident, details of any action taken in respect of the incident and the printed name of the person reporting the incident and. The incident log shall be available / be accessible at the premises at all times that the premises are in use, and shall be made immediately available to Police and responsible authority officers on request. Details of incidents shall be recorded contemporaneously. If the incident log is a paper hardcopy then the signature of the person reporting the incident in the log shall also be included. All relevant staff employed at the premises shall be trained in the use of the incident log. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises. That all Digital records of training and/or logs shall be made immediately available to Police and council officers on request.

17. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.

18. All sales of alcohol for consumption off the premises shall be in sealed containers only.

Kind regards

[redacted]
Central South Bcu **Southwark-Lambeth Licensing Team**
[redacted]
Lambeth Southwark

From: [redacted]
Sent: 02 July 2026 07:12
To: [redacted] - Frontline Policing [redacted]
Subject: Re: New premises licence consultation Black Bear Burger 190 Redcross Way

Hi Mark

Thanks for your time on this

I confirm that this is all agreed

Kind regards

Jack

From: [redacted]>
Date: Tuesday, 30 June 2026 at 06:41
To: [redacted]
Subject: RE: New premises licence consultation Black Bear Burger 190 Redcross Way

Morning Jack

Thank you for coming back to me , I have re drafted all the conditions with the exception of challenge 25 as Trading standards tend to deal with this but I believe the below are now our agreed conditions

1. A digital CCTV system shall be installed at the premises, shall be maintained in full working order and shall be continually recording at all times that the premises are in use. The CCTV system must be capable of capturing a clear facial image of every person who enters the premises. The CCTV system shall be correctly time and date stamped. The CCTV system shall cover all interior and exterior areas of the premises, including the frontage of the premises, and shall collect clearly defined / focused footage in all lighting conditions.

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

3. . A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device/digital format on request of Police or council officer.

APPENDIX C

From: Regen, Licensing
To: Owojori, Ola
Subject: FW: New premises licence consultation Black Bear Burger 190 Redcross Way
Date: 06 July 2026 13:14:21

From: [redacted]
Sent: Saturday, July 4, 2026 10:44 PM
To: Regen, Licensing [redacted]; [redacted]
Subject: Re: New premises licence consultation Black Bear Burger 190 Redcross Way

Dear licensing team,

I wish to object to this license application.

Borough and Bankside ward is in a cumulative impact policy area because of the alcohol related crime and disorder statistics for the area, and the alcohol related hospital admissions data. Therefore, this application should be refused. The new premises would impact negatively on efforts to prevent crime and disorder, public nuisance and protect public safety.

Thank you,

Cllr [redacted]
Liberal Democrat Councillor for Borough and Bankside
e-mail: [redacted]
Mobile: +[redacted]
Social Media: [redacted]

APPENDIX D

Conditions agreed with Licensing

1. All on sales of alcohol will end 30 minutes before closing time, to allow for a ‘drinking up’ period.

2. All front of house staff shall be trained in drink spiking. Records of staff training shall be provided to an authorised officer upon request.

3. Deliveries of goods necessary for the operation of the business will be carried out at such a time or in such a manner as to prevent nuisance and disturbance to nearby residents.

Conditions agreed with the Police

4. A digital CCTV system shall be installed at the premises, shall be maintained in full working order and shall be continually recording at all times that the premises are in use. The CCTV system must be capable of capturing a clear facial image of every person who enters the premises. The CCTV system shall be correctly time and date stamped. The CCTV system shall cover all interior and exterior areas of the premises, including the frontage of the premises, and shall collect clearly defined / focused footage in all lighting conditions.

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

6. A member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device/digital format on request of Police or council officer.

7. There shall be no DJ led events held at the venue.

8. Customers shall use no outside areas other than those who temporarily leave the premises to smoke, this shall be limited to 5 persons.

9. The supply of alcohol at the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal save for a maximum of 12 persons in the area hatched on the licence plan.

10. That the licensee shall assess the requirement for SIA registered door supervisors and implement accordingly

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

    i. Details as to how customer / staff egress at the premises shall be managed to minimise causing nuisance.

ii. Details as to how any physical altercations at the premises are to be managed
iii. Details of the management of any 'winding down' period at the premises.
iv. Details of the use of security in respect of managing customer dispersal from the premises
v. Details of the management of ejections from the premises

12. All relevant staff employed at the premises shall be trained in the latest version of the dispersal policy. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises. If the dispersal policy is a paper document, then the signature of the trainees shall also be included. The dispersal policy shall be made immediately available to Police and council officers on request. That all Digital records of training and/or logs shall be made immediately available to Police and council officers on request

13. That suitable notices shall be displayed at entrances/exits requesting people leave the premises in a quiet and orderly manner so as not to disturb the venues neighbours.

14. The premises must have a welfare and vulnerability policy and all staff must receive this training. All new staff must receive this training before starting their role and all staff have refresher training every 12 months. All training must be recorded and these records must be available on immediate request by Police and council officers.

15. The venue shall support “Ask for Angela” or another similar safety initiative and posters shall be displayed on the premises. All staff shall be trained in “Ask Angela” or a similar safety initiative and a record of this training shall be kept on the premises and made available for inspection immediately to Police and council officers upon request.

16. That an incident log shall be kept at the premises to record details of any of the following occurrences at the premises:
i. Instances of anti-social or disorderly behaviour
ii. Calls to the police or other emergency services
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vi. Any malfunction in respect of the CCTV system
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18. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.

19. All sales of alcohol for consumption off the premises shall be in sealed containers only.

Conditions consistent with the operating schedule

20. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.

21. A documented staff training programme shall be provided to key members of staff at the premises in respect of the:
    - Age verification policy
    - The licensing objectives and
    - Opening times for the venue
    - Safeguarding of children and other vulnerable persons

22. 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 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.

23. 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. The register shall be made immediately available for inspection at the premises to council or police officers on request.

APPENDIX E

From: Owojori, Ola
To: [redacted]
Subject: FW: 190 Redcross Way , London, SE1 9AB - 889544
Date: 28 July 2026 11:22:00
Attachments: Black Bear Burger - Who we are -.pdf
Re 190 Redcross Way London SE1 9AB - Premises Licence BLA.51.1.msg

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Dear Cllr,
Further to my correspondence below and the applicant's representations, please confirm whether your concerns have been addressed and whether you intend to meet with the applicant to discuss and resolve any outstanding issues.
We would be grateful for your response at your earliest convenience, as this is required to determine how the application should proceed. Should you wish to maintain your representation, the application will need to be referred to the Licensing Sub-Committee for determination at a hearing.
For your information, I have also set out below the conditions that would be attached to the licence should the application be granted. These conditions have been agreed with the applicant and would form part of the licence if issued.
I look forward to hearing from you.

Kind regards

Ola Owojori
Principal Licensing Officer
Southwark Council | Licensing | Regulatory Services
3rd Floor, Hub 1 | PO Box 64529 | London | SE1P 5LX
Tel – [redacted]
Licensing email - licensing@southwark.gov.uk

Licensing

1. All on sales of alcohol will end 30 minutes before closing time, to allow for a ‘drinking up’ period.

2. All front of house staff shall be trained in drink spiking. Records of staff training shall be provided to an authorised officer upon request.

3. Deliveries of goods necessary for the operation of the business will be carried out at such a time or in such a manner as to prevent nuisance and disturbance to nearby residents.

Police

4. A digital CCTV system shall be installed at the premises, shall be maintained in full working order and shall be continually recording at all times that the premises are in use. The CCTV system must be capable of capturing a clear facial image of every person who enters the premises. The CCTV system shall be correctly time and date stamped. The CCTV system shall cover all interior and exterior areas of the premises, including the frontage of the

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10. That the licensee shall assess the requirement for SIA registered door supervisors and implement accordingly

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12. All relevant staff employed at the premises shall be trained in the latest version of the dispersal policy. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises. If the dispersal policy is a paper document then the signature of the trainees shall also be included. The dispersal policy shall be made immediately available to Police and

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council officers on request.

18. No music or amplified sound shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance at the nearest noise sensitive premises.

19. All sales of alcohol for consumption off the premises shall be in sealed containers only.

Operating schedule

20. That all staff are trained in their responsibilities under the Licensing Act 2003 and training records to be kept and updated every 6 months and shall, upon request, be made immediately available to Officers of the Police and the Council.

21. A documented staff training programme shall be provided to key members of staff at the premises in respect of the:
    - Age verification policy
    - The licensing objectives and
    - Opening times for the venue
    - Safeguarding of children and other vulnerable persons

22. 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 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.

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From: Owojori, Ola
Sent: Wednesday, July 22, 2026 4:20 PM
To: [redacted]
Subject: FW: 190 Redcross Way , London, SE1 9AB - Premises Licence [BLA.51.1]

Dear Cllr,

Further to your representation against the above application, please see below and attached.the response from the applicant for your consideration and let us know whether your representation is withdrawn.

Kind regards

Ola Owojori
Principal Licensing Officer
Southwark Council | Licensing | Regulatory Services
3rd Floor, Hub 1 | PO Box 64529 | London | SE1P 5LX
Tel – [redacted]
Licensing email - licensing@southwark.gov.uk

From: [redacted]
Sent: Wednesday, July 22, 2026 4:12 PM
To: Owojori, Ola [redacted]
Subject: FW: 190 Redcross Way , London, SE1 9AB - Premises Licence [BLA.51.1]

Hi Ola

Thanks for your time on the phone earlier this week.

Please see below email and attachment from the applicant for the attention of the Ward Councillor. Please can you kindly forward this to the Councillor on the applicant's behalf. Hopefully the Councillor will be prepared to withdraw. If not please can you include this email and the attachment in the LSC report.

Thanks very much

Kind regards

[redacted]

[redacted]

please see our note on cyber crime: here.

From: info BBB [redacted]
Date: Wednesday, 22 July 2026 at 15:09
To: [redacted]
Subject: 190 Redcross Way , London, SE1 9AB - Premises Licence

Dear Councillor,

I hope that this email finds you well. I have been passed your representation to my licence application by the licensing officer.

I am the co-founder of Black Bear Burger and I'm writing to introduce myself. As you know, we have submitted an application for a premises licence for a new restaurant located in the archway at 190 Redcross Way , London, SE1 9AB.

The document attached gives a bit of an overview of who we are and what we do - we are experienced restaurant operators and over the last 10 years have been organically growing our business (we are still fully independent with myself and my wife owning and operating the business).

We offer high quality, yet affordable food and we cater to a broad church from Families to Professionals and have a menu where people can pop in for lunch for a quick bite or come on a date or with a group of friends and have a full dining experience. We have premises licences at our other restaurants and have never had any issues with noise or nuisance from our operations as we are always very mindful of being good neighbours to the surrounding community.

I am mindful of the characteristics of the Borough and Bankside neighbourhood, particularly in respect of the residential community living in a vibrant area alongside businesses and various tourist attractions.

I contacted local residents before submission. I am extremely grateful for their time engaging with me, including a friendly and cooperative face to face meeting. Local residents were welcoming and provided me with extremely valuable feedback. I subsequently agreed not to include any provision for external drinking in my application, as well as proposing hours less than your policy hours and a "restaurant condition" to ensure the premises could not be operated as a late-night bar. My application also does not include any provision for regulated entertainment.

I understand that your Borough and Bankside cumulative impact policy identifies concerns about later night, alcohol-led premises that result in noise complaints and contributes to local anti-social behaviour. Please can I reassure you that my wife and I are absolutely not

intending to operate this type of premises that could have a negative impact in your ward. I hope that I have demonstrated through community liaison and a modest application with no external drinking, terminal hours earlier than your policy allows, a restaurant condition and no regulated entertainment that there is no realistic possibility we could use the premises as the type of operation contributing to cumulative impact.

As well as local resident consultation, we engaged with the police and licensing authority to agree additional conditions on top of the robust operating schedule submitted with my application. As a result, there are no representations from the responsible authorities or any individual local residents. As it stands, your representation is the sole objection to our business proposal. Please let me know if you would like to discuss further, otherwise we would be extremely grateful if you could kindly consider withdrawing your representation and therefore your officers will not need to go to the trouble of organising a licensing sub-committee hearing to determine the application based upon your representation alone. Alternatively, I completely understand if your concerns remain and would be happy to meet you to discuss further and hopefully address any issues you might have.

Thank you for considering this email. I hope that it helps to demonstrate that we are a community-minded business and that we are committed to opening a new professionally operated local business in an otherwise vacant railway arch in your ward.

Please feel free to reply to this email or contact me directly on [redacted]

Look forward to hearing from you,

Stew
[redacted]



[redacted]

Black Bear Burgers 190 Redcross Way LONDON SE1 9AB

APPENDIX F



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