Open Agenda

Licensing Sub-Committee

Thursday 17 September 2026
10.00 am
Online/Virtual

Membership

Councillor Jane Salmon (Chair)
Councillor Ruth Bannister
Councillor Andy Higson

Reserves

Councillor Bill Williams

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

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Access

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

Members of the committee are summoned to attend this meeting
Althea Loderick
Chief Executive
Date: 8 September 2026

PRINTED ON RECYCLED PAPER

Licensing Sub-Committee

Thursday 17 September 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 - 70
6.	**LICENSING ACT 2003: THE COTTAGE, 169A BOROUGH HIGH STREET, LONDON SE1 1HR**	71 - 136
7.	**LICENSING ACT 2003: CHAPTER 72, GROUND FLOOR, 72 BERMONDSEY STREET, LONDON SE1 3UD**	137 - 221

Item No.	Title	Page No.

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

PART B - CLOSED BUSINESS

EXCLUSION OF PRESS AND PUBLIC

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

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

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

Date: 8 September 2026

Agenda Item 5

Meeting Name:	Licensing Sub-Committee
Date:	17 September 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 four 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, Licensing and Environmental Protection Team are available in Appendix B. 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 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 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. All representations from the responsible authorities have since been withdrawn following the agreement of a raft of conditions. The representations and

withdrawals are available in Appendix B. A list of the agreed conditions is available in Appendix C.

Representations from other persons

15. There are four 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.

16. It should be noted that the third representation was received during the consultation period, but was not correctly made available to licensing officers. This has meant that the Hearing has had to be delayed.

Conciliation

17. All representations were sent to the applicant. At the point the report was composed, only the representations from the other persons remain outstanding. The applicant had written to the objectors, copies of these correspondence are available for information in Appendix E.

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, the licensing authority and the environmental protection team
Appendix C	List of agreed conditions
Appendix D	Three representations from other persons objecting
Appendix E	Correspondence to other persons
Appendix F	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	27 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		27 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.

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)

£	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

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

	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?

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

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)

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

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)

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

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]

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

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

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

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

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

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

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

- 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

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

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.

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

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.

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

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	Michal Beno Pembroke House 80 Tatum street SE17 1QR London
Telephone No.	020 7703 3803
If you prefer us to correspond with you by e-mail, your email address (optional)	info@pembrokehouse.org.uk

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,

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

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]

Licensing Representation

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.

LICENSING WITHDRAW

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.

MEMO: Environmental Protection Team

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

EPT WITHDRAW

From: **Andrews, Ken** <[redacted]
Date: Fri, 24 Jul 2026 at 17:25
Subject: RE: New premises licence consultation Walworth Living Room All Saints Hall Surrey Square - 889631
To: Michal Beno <[redacted]

Dear Michal,

Thank you for your email and for the detailed response to the Environmental Protection Team's concerns regarding the prevention of public nuisance objective.

Having considered the proposed amendments and supporting rationale, I acknowledge that the premises is intended to operate as a community-focused venue, and I note the operational controls being proposed in relation to the use of the external courtyard, amplified entertainment and alcohol consumption.

Whilst I retain some concerns regarding the potential for noise breakout from amplified music and patron activity within the courtyard, particularly given the proximity of neighbouring residential properties, I recognise that:

- amplified music and speeches would cease by 21:00 hours;
- amplified events would be limited in frequency;
- management monitoring arrangements are proposed;
- the use of the courtyard would remain subject to defined closing times;
- the premises has set out a structured and managed approach to community events rather than operating as an outdoor drinking venue; and

I am not aware of any history of substantiated noise complaints associated with the operation of the premises.

On balance, I consider that the measures offered provide a reasonable framework to promote the prevention of public nuisance licensing objective.

Accordingly, subject to the agreed conditions being incorporated into the premises licence, the Environmental Protection Team is prepared to withdraw its representation in this matter.

For the avoidance of doubt, this should not be taken as an indication that future noise issues would be acceptable. Any complaints received following the grant of a licence would be investigated in the normal manner and, where necessary, further action may be considered if evidence demonstrates that a statutory nuisance or public nuisance is occurring.

Thank you for your engagement throughout the consultation process.

Kind regards,

Ken Andrews

Principal Environmental Health Officer

From: Michal Beno <[redacted]
Sent: Friday, July 24, 2026 10:21 AM
To: [redacted]
Cc: Andrews, Ken <[redacted]
Subject: Re: New premises licence consultation Walworth Living Room All Saints Hall Surrey Square - 889631

> You don't often get email from [redacted] Learn why this is important

Dear Ken,

I hope you are well.

Thank you for taking the time to review our application and for providing your recommendations to address the potential risk of public nuisance.

Could you please review the following suggested amendments and the rationale behind them.

1. Amplified Music in the External Courtyard

Proposed condition:

We would like to distinguish between **amplified performances (music/speeches)** and **low-level background music**, as these present different levels of potential impact.

Amplified music/speeches

· Amplified music or speeches shall be controlled so as not to cause a public nuisance to neighbouring properties.

· No amplified music or speeches shall take place after **21:00 hours**.

· Amplified performances shall take place on no more than **two occasions per week**.

· Noise levels shall be monitored by a designated member of staff using a decibel meter, with monitoring records maintained in an event log.

Background music

· Low-level background music may be played in the courtyard provided it does not cause a public nuisance to neighbouring residents.

· Background music shall cease at **21:00 hours**.

· Volume levels shall be monitored using a decibel meter and adjusted where necessary.

This approach recognises the clear difference between amplified entertainment and low-level ambient music while ensuring robust and measurable controls are in place.

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2. Hours of Use of the Courtyard

Current proposed condition

The use of the external courtyard area by patrons shall cease at 21:00 hours daily, save for access and egress.

Proposed amendment

The use of the external courtyard by patrons shall cease at **21:00 hours Sunday to Wednesday** and **22:00 hours Thursday to Saturday**, save for access and egress.

---

3. Consumption of Alcohol in the Courtyard

Current proposed condition

After 21:00 hours, the courtyard shall not be used for the consumption of alcohol.

Proposed amendment

The consumption of alcohol within the courtyard shall cease at **21:00 hours Sunday to Wednesday** and **22:00 hours Thursday to Saturday**.

The final sale of alcohol for consumption within the courtyard shall take place at **21:30 hours Thursday to Saturday**, allowing a 30-minute drinking-up period before the courtyard closes.

Rationale

The premises intends to host community supper clubs, curated dining experiences and other structured social events where the courtyard forms an integral part of the overall event, rather than functioning as an outdoor drinking area.

Each event will be subject to appropriate planning, including event-specific risk assessments, staffing arrangements and noise management measures.

Allowing the courtyard to remain open until 22:00 hours on Thursday to Saturday would:

· enable hosted events to conclude naturally rather than being interrupted mid-event;

· support a gradual and well-managed dispersal of patrons, reducing the likelihood of a sudden influx of people leaving the premises at the same time;

· allow staff sufficient time to engage with guests individually, encouraging a quiet and orderly departure;

· enable tables, glassware and equipment to be cleared progressively before the courtyard closes, reducing operational noise occurring alongside guest dispersal; and

· ensure that the final 30 minutes following the last sale of alcohol is a managed wind-down period, rather than continued alcohol service.

In our view, a requirement for the courtyard to cease use at 21:00 hours would not provide a realistic timeframe for these community events to conclude in an orderly and controlled manner and may inadvertently increase the potential for noise associated with a large number of patrons leaving simultaneously.

We believe the proposed amendments, together with the operational controls outlined above, provide a proportionate approach that balances the needs of the venue with the protection of local residents from public nuisance.

We would be grateful if you would consider these proposals and would welcome the opportunity to discuss them further if helpful.

Kind regards,

Michal Beno | Facilities Manager

Pembroke House, [redacted]



On Tue, 21 Jul 2026 at 09:46, Pembroke House [redacted]g.uk> wrote:

Dear Ken,

Thank you for sending the information.

Would you be available for an online meeting this Thursday to go through the points you raised.

Kind regards

Michal

Pembroke House, [redacted]

APPENDIX C

Conditions agreed with Responsible Authorities

Conditions agreed with Police:

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 19:00hrs;

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;

<u>Conditions agreed with Licensing:</u>

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 08:00hrs and 20:00hrs. 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 21:00hrs on Sunday – Wednesday and 22:00hrs 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;

Conditions agreed with EPT;

1) The consumption of alcohol within the courtyard shall cease at 21:00 hours Sunday to Wednesday and 22:00 hours Thursday to Saturday;

2) The final sale of alcohol for consumption within the courtyard shall take place at 21:30 hours Thursday to Saturday, allowing a 30-minute drinking-up period before the courtyard closes.

Conditions taken from the application operating schedule (only those that are not repeated by RAs, or are both enforceable and proportionate are used; nor must they repeat existing legislation):

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

2) 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;

3) 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

4) The premises licence holder will take all reasonable and proportionate steps to minimise the potential for disturbance to neighbouring properties and the wider community;

5) Events and activities will be planned and managed with consideration for local residents, neighbouring businesses, and other users of the surrounding area;

6) 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;

7) 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

8) Appropriate supervision will be maintained during events to ensure that attendees behave responsibly and with consideration for the local community;

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) Deliveries, collections, and waste management activities will, where reasonably practicable, be scheduled and managed so as to minimise disruption to neighbouring properties

12) 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;

13) 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

14) 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;

15) 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

16) Children attending events must be supervised by parents, guardians, carers, or event organisers, as appropriate to the nature of the activity

17) Any third-party providers must comply with the safeguarding arrangements in place, particularly where activities are aimed at, or involve, children and young people

18) 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.

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 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]

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 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 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]

OTHER PERSON C

From: [redacted]
Date: 24 July 2026 at 11:00:14 BST
To: licensing@southwark.gov.uk
Subject: Licensing Unit - Premises License Application 2595522 , Pembroke College Settlement - All Saints Hall (Walworth Living Room), Surrey Sq SE17

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. 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.

Kind regards

[redacted]

OTHER PERSON D

[redacted]

Sent: Friday, July 24, 2026 9:38 PM

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

Subject: Premises License Application 259 5522 Pembroke College Settlement - All Saints Hall London SE17 2JX

[redacted]

[redacted] Surrey Square

Date: Fri, Jul 24, 2026 at 9.14 PM

Subject: Premises License Application 259 5522 Pembroke College Settlement - All Saints Hall London SE17 2JX

To: <licensing@southwark.gov.uk>

Despite living directly opposite the facility above we have only just been notified about this license application - by our neighbour.

We're responding to the response by [redacted] sent to you earlier today and forwarded to us.

We can only agree to everything that has written.

The possibility of abuse of the terms of the license are immense with the result that the whole character of the square will be changed to its detriment.

We've enjoyed the relative peace, seclusion and tranquillity in the square (despite the proximity of the Old Kent Road) for over 30 years and fear it is about to change because of an ill considered license agreement.

We strongly object to this license application.

Yours faithfully,

[redacted]

APPENDIX E

Subject: Premises Licence Application – Walworth Living Room (All Saints Hall)

Dear Neighbour,

Thank you for taking the time to share your feedback with Southwark Council regarding our application, which has been sent to us (anonymously) by the licensing authority.

Having lived in Surrey Square for such a long time, your perspective is deeply valued, and we completely understand your concerns regarding noise, and the wider potential effects on our neighbours due to the listed, single-glazed nature of local homes. We are writing to respond to your concerns and give you more details of the safeguards that we are putting in place.

First, we want to assure you that the Walworth Living Room is not being converted into a late-night drinking venue, nor will it be available for unmanaged private rentals that include alcohol without our supervision. Every event or activity hosted at the venue will be reviewed by our team and will have to align with our aims.

At the heart of the Walworth Living Room is a simple mission: to provide a place dedicated to bringing local residents together through social and community activities and to help people build stronger relationships and connections across Walworth. Operated by Pembroke House (a local registered charity), our daytime programmes are already doing this, through regular drop-ins, community events and projects.

After extensive doorknocking as part of our outreach we discovered that many neighbours would love to visit the Walworth Living Room but can't, due to our opening hours falling during office hours. Our licence application is therefore designed to allow us to carefully extend our activities into the evenings, and create a diverse programme such as community supper clubs, local theatre, and music events, giving local people, workers and families more opportunities to meet. Alongside these activities we would like to provide a drinks offer to our visitors, which will help us become more self-reliant of funding to invest in our programming.

Following constructive dialogue, all three statutory authorities — Southwark Licensing, the Metropolitan Police, and the Environmental Protection Team — have formally approved our operational plans and withdrawn any representations. This approval is subject to strict, legally binding conditions that will govern our operation and we hope this will help assure you of the careful consideration of all parties. The full agreed license conditions are included below, but highlights include:

- **Courtyard Wind-Down:** Patrons will not use the external courtyard after **21:00 Sunday–Wednesday** and **22:00 Thursday–Saturday** (save for access and egress).

Final alcohol service in the courtyard finishes at **21:30** on Thursday–Saturday to ensure a quiet, gradual 30-minute wind-down.

- **Strict Noise & Sound Controls:** Any outdoor amplified speeches or performances are strictly capped at a maximum of twice per week, must cease by **21:00**, and will be logged using decibel meters. Any low-level background music outdoors will also cease by **21:00**.
- **Strict Control Over Hire:** Unmanaged commercial party hires or third-party promoted events without our supervision are strictly prohibited.
- **On-Site Management:** Either the Designated Premises Supervisor (DPS) or a person authorised and trained by the DPS will be present on site at all times when alcohol is served.
- **Active Dispersal & Queue Control:** Where a queue forms outside, staff or SIA-registered door supervisors will actively manage it to prevent disturbance. Staff will also actively monitor guest departure to ensure patrons leave quietly without loitering on the street.
- **Direct Resident Line:** A direct mobile telephone number for the manager on duty will be made available to immediate neighbours so you can contact us directly during events if you ever have concerns.

We hope these specific binding commitments provide reassurance that we understand and acknowledge the risks associated with premises licenses in residential areas, and showcase we have put considerable thought into minimising any nuisance to our neighbours through dialogue with the services protecting the public whilst expanding our programme.

We would be really happy to welcome you into the Walworth Living Room for a coffee and a walk-through of the venue to answer any questions in person. If so, please do contact us directly and we would be delighted to meet you.

The full list of agreed licence conditions with all parties is included below. If these measures satisfy your concerns, we would be very grateful if you would consider notifying Southwark Council (licensing@southwark.gov.uk) that you wish to withdraw your representation.

Warm regards,

The Walworth Living Room Team
Pembroke House
[redacted]

Appendix: Full List of Agreed License Conditions

Below is the complete list of statutory conditions agreed with Southwark Council Licensing, the Metropolitan Police, and the Environmental Protection Team to be incorporated into the premises licence:

1. Licensing & Management Controls

1. 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. 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.
3. The Designated Premises Supervisor shall carry out a risk assessment of each event, taking into consideration crowd size, type of event, and presence of alcohol.
4. A Venue Management Plan and Dispersal Policy shall be in operation to ensure patrons leave the premises and vicinity quietly and speedily.
5. There shall be no third-party promoted events involving licensable activity except under the supervision or control of the DPS or nominated staff member.
6. Where any queue forms 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.

2. Noise & Courtyard Management

7. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises which gives rise to a nuisance.
8. There shall be no patrons in the external courtyard after 21:00 hours Sunday to Wednesday, and 22:00 hours Thursday to Saturday (save for access and egress).
9. The consumption of alcohol in the courtyard shall cease at 21:00 Sunday to Wednesday and 22:00 Thursday to Saturday. On Thursday to Saturday, the final sale of alcohol for courtyard consumption shall occur at 21:30 hours to allow a 30-minute managed wind-down.
10. Amplified music/speeches in the courtyard shall not cause public nuisance, shall cease by 21:00 hours, shall occur no more than twice per week, and shall be decibel-monitored with logs maintained. Low-level background music in the courtyard must also cease by 21:00 hours and be decibel-monitored.
11. Management/staff shall proactively monitor patrons outside and in the courtyard to prevent noisy, rowdy, or anti-social behaviour.
12. Waste and recycling shall only be emptied into external receptacles between 08:00 hours and 20:00 hours.
13. Litter caused by the operation shall be cleared from the immediate vicinity

periodically and at the end of trade each day.

3. Crime, Public Safety & Protection of Children

14. A Challenge 25 proof of age scheme shall operate, supported by prominent signage.
15. All staff selling alcohol shall undergo documented training every 6 months regarding age restrictions and refusal of sales to intoxicated persons.
16. All children under the age of 18 shall be accompanied by a responsible adult at all times while on the premises (and after 19:00 hours).
17. An incident log shall be maintained on site recording crimes, ejections, complaints, disorder, drug/weapon seizures, CCTV faults, alcohol sale refusals, and authority visits.
18. A comprehensive 31-day recording CCTV system shall be maintained and operable during all licensable activities, with trained staff available to provide footage upon request.
19. All front of house staff shall be trained in Welfare and Vulnerability Engagement (WAVE), “Ask for Angela”, and drink spiking prevention.
20. All drinks shall be served in polycarbonate glassware during licensable activities for third-party events.

Subject: Walworth Living Room – Premises Licence Application Update & Discussion

Dear Neighbour,

Thank you for providing your feedback to Southwark Council, which has been sent to us (anonymously) by the licensing authority. Living directly opposite the venue, your perspective is very important to us, and we appreciate the opportunity to address your concerns.

First, we want to assure you that the Walworth Living Room is not being converted into a late-night drinking venue, nor will it be available for unmanaged private rentals that include alcohol without our supervision. Every event or activity hosted at the venue will be reviewed by our team and will have to align with our aims.

At the heart of the Walworth Living Room is a simple mission: to provide a place dedicated to bringing local residents together through social and community activities and to help people build stronger relationships and connections across Walworth. Operated by Pembroke House (a local registered charity), our daytime programmes are already doing this, through regular drop-ins, community events and projects.

After extensive doorknocking we discovered many neighbours would love to visit our centre but can't, due to our opening hours falling during office hours. Our licence application is therefore designed to allow us to carefully extend these activities into the evenings, and create a diverse programme such as community supper clubs, local theatre, and music events, giving local workers and families more opportunities to meet. Alongside these activities we would like to provide a drinks offer to our visitors, which will help us become more self-reliant and able to invest in our programming.

To ensure our operations protect the peaceful character of Surrey Square—including sensitive local premises like the nearby school and care home—we have worked closely with Southwark Licensing, the Metropolitan Police, and Environmental Protection.

All three authorities have approved our management plan and formally withdrawn any representations based on a comprehensive set of binding conditions. This approval is subject to strict, legally binding conditions that will govern our operation and we hope this will help assure you of the careful consideration of all parties. The full agreed license conditions are included below, but highlights include:

- **Courtyard Curfews:** Outdoor use will cease at **21:00 Sunday–Wednesday** and **22:00 Thursday–Saturday**. On Thursday–Saturday, final outdoor alcohol sales end at **21:30** to ensure a calm, gradual 30-minute wind-down.
- **Strict Noise & Sound Controls:** Any amplified courtyard speeches or music must

finish by **21:00**, are limited to twice a week, and will be decibel-monitored. Low-level background music outdoors must also end by **21:00**.

- **No Unsupervised Hires:** Third-party party rentals or promoted events without full DPS risk assessment and management supervision are strictly prohibited.
- **On-Site Management:** Either the Designated Premises Supervisor (DPS) or a person authorised and trained by the DPS will be present on site at all times when alcohol is served.
- **Active Dispersal & Supervision:** On-duty staff will actively supervise guest queues and exits to ensure patrons leave quietly without loitering on the street.
- **Direct Resident Contact:** A direct telephone number for the duty manager will be provided to immediate neighbours so you can reach us at any point during an event.

We hope these specific binding commitments provide reassurance that we understand and acknowledge the risks associated with premises licenses in residential areas, and showcase we have put considerable thought into minimising any nuisance to our neighbours through dialogue with the services protecting the public whilst expanding our programme.

We would be really happy to welcome you into the Walworth Living Room for a coffee and a walk-through of the venue to answer any questions in person. If so, please do contact us directly and we would be delighted to meet you.

We have attached to this email the full list of agreed licence conditions with all parties. If these measures satisfy your concerns, we would be very grateful if you would consider notifying Southwark Council (licensing@southwark.gov.uk) that you wish to withdraw your representation.

Warm regards,

The Walworth Living Room Team
Pembroke House
[redacted]

Appendix: Full List of Agreed License Conditions

Below is the complete list of statutory conditions agreed with Southwark Council Licensing, the Metropolitan Police, and the Environmental Protection Team to be incorporated into the premises licence:

1. Licensing & Management Controls

1. 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. 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.
3. The Designated Premises Supervisor shall carry out a risk assessment of each event, taking into consideration crowd size, type of event, and presence of alcohol.
4. A Venue Management Plan and Dispersal Policy shall be in operation to ensure patrons leave the premises and vicinity quietly and speedily.
5. There shall be no third-party promoted events involving licensable activity except under the supervision or control of the DPS or nominated staff member.
6. Where any queue forms 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.

2. Noise & Courtyard Management

7. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises which gives rise to a nuisance.
8. There shall be no patrons in the external courtyard after 21:00 hours Sunday to Wednesday, and 22:00 hours Thursday to Saturday (save for access and egress).
9. The consumption of alcohol in the courtyard shall cease at 21:00 Sunday to Wednesday and 22:00 Thursday to Saturday. On Thursday to Saturday, the final sale of alcohol for courtyard consumption shall occur at 21:30 hours to allow a 30-minute managed wind-down.
10. Amplified music/speeches in the courtyard shall not cause public nuisance, shall cease by 21:00 hours, shall occur no more than twice per week, and shall be decibel-monitored with logs maintained. Low-level background music in the courtyard must also cease by 21:00 hours and be decibel-monitored.
11. Management/staff shall proactively monitor patrons outside and in the courtyard to prevent noisy, rowdy, or anti-social behaviour.
12. Waste and recycling shall only be emptied into external receptacles between 08:00 hours and 20:00 hours.
13. Litter caused by the operation shall be cleared from the immediate vicinity

periodically and at the end of trade each day.

3. Crime, Public Safety & Protection of Children

14. A Challenge 25 proof of age scheme shall operate, supported by prominent signage.
15. All staff selling alcohol shall undergo documented training every 6 months regarding age restrictions and refusal of sales to intoxicated persons.
16. All children under the age of 18 shall be accompanied by a responsible adult at all times while on the premises (and after 19:00 hours).
17. An incident log shall be maintained on site recording crimes, ejections, complaints, disorder, drug/weapon seizures, CCTV faults, alcohol sale refusals, and authority visits.
18. A comprehensive 31-day recording CCTV system shall be maintained and operable during all licensable activities, with trained staff available to provide footage upon request.
19. All front of house staff shall be trained in Welfare and Vulnerability Engagement (WAVE), “Ask for Angela”, and drink spiking prevention.
20. All drinks shall be served in polycarbonate glassware during licensable activities for third-party events.

ALL SAINTS HALL SURREY SQUARE LONDON SE17 2JU

APPENDIX F



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Agenda Item 6

Meeting Name:	Licensing Sub-Committee
Date:	17 September 2026
Report title:	Licensing Act 2003**:** The Cottage, 169a Borough High Street, London SE1 1HR
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 Colab Charitable Foundation for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as The Cottage 169a Borough High Street, London SE1 1HR.

2. Notes:

   a) This application forms a new application for a premises licence, submitted under Section 17 of the Licensing Act 2003. The application is subject to representations from three responsible authorities, namely the police, the environmental protection team (EPT), the licensing authority and two further representations from other persons which remain outstanding. Therefore, the application is referred to the licensing sub-committee for determination.

   b) Paragraphs 8 to 12 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 21 of this report deal with the representations submitted in respect of the application. Copies of the representations submitted are attached in Appendices C and D of this report. A map showing the location of the premises is attached to this report as Appendix 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 8 June 2026, Colab Charitable Foundation applied for a premises licence to be granted under the Licensing Act 2003 in respect of the premises to be known as The Cottage, 169a Borough High Street, London SE1 1HR. However, the application was deemed to be valid on 3 July 2026. The premises are proposed to be operated as a café, bar and cultural venue.

9. The hours applied for are summarised as follows:

    - The provision of regulated entertainment in the form of plays, live music and recorded music - indoors

        - Sunday to Wednesday from 12:00 to 00:00
        - Thursday to Saturday from 12:00 to 04:00

    - Sale of Alcohol on the premises

        - Sunday to Wednesday from 12:00 to 01:00
        - Thursday to Saturday from 12:00 to 05:00

    - Opening hours

        - Sunday to Wednesday from 09:00 to 01:00
        - Thursday to Saturday from 09:00 to 05:00.

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

11. A copy of the event safety and management plan submitted with the application is attached to this report as Appendix B.

Designated premises supervisor

12. The proposed DPS is Bertie Watkins who holds a personal licence with the London Borough of Wandsworth.

Representations from responsible authorities

13. Representations were submitted by three responsible authorities, namely the Metropolitan Police Service, the licensing authority and the environmental protection team (EPT).

14. The representation from the police was submitted in relation to all four licensing objectives, with particular emphasis on the prevention of crime and disorder. The representation raised concerns regarding the terminal hours sought, which exceed those recommended within the council's statement of licensing policy for premises located in the Bankside and Borough district town centre. The representation further states that the grant of these hours would exacerbate crime and disorder including anti-social behaviour within the Borough and Bankside cumulative impact area.

15. The licensing authority has submitted a representation against the application on the grounds that the hours sought exceed those recommended with the council's statement of licensing policy and are likely to undermine the licensing objectives within the Borough and Bankside cumulative impact area.

16. The licensing authority has also expressed concern regarding the proposed operation of the premises as a late-night café, as the application does not seek authorization for late night refreshment which is required for the provision of hot food and hot drinks beyond 23:00 hours. The representation recommends that the terminal hours sought be reduced to align with the recommended policy hours and proposes a number of additional conditions to promote the licensing objectives. These conditions are yet to be agreed by the applicant at the time of writing.

17. The representation from EPT raises concerns regarding the hours sought and states that, if the application is granted as applied for, it is likely to give rise to an increase in public nuisance within the Borough and Bankside cumulative impact area. The EPT further states that the measures proposed within the operating schedule to promote the licensing objective of the prevention of public nuisance are inadequate and do not sufficiently address the potential impact of the premises on the local area.

18. The representations from the police, the licensing authority and EPT are attached to this report as Appendix C.

Representations from other persons.

19. There are two representations received from other persons.

20. The representations from the other persons raise concerns that, if the application is granted, the operation of the premises would exacerbate public nuisance, crime and disorders, and risks to public safety within the Borough and Bankside cumulative impact area.

21. The representations from the other persons are attached to this report as Appendix D.

Conciliation

22. Copies of all representations have been sent to the applicant. However, at the time of drafting this report, no engagement has taken place between the applicant and either the responsible authorities or the other persons with a view to resolving the concerns raised.

23. The five representations remain outstanding.

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

25. The conditions consistent with the applicant's operating schedule and those proposed by the Licensing Authority have been compiled and are attached to this application as Appendix E.

Premises history

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

Temporary event notices

27. There is no record of a temporary event notice in respect of the premises.

Complaints

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

Map

29. 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:

Tesco, 127-143, Borough High Street, London SE1 1NP

- Opening hours:
    - Monday to Sunday: 08:00 to 23:00
- The sale by retail of alcohol to be consumed off the premises:
    - Monday to Sunday: 08:00 to 23:00

KFC, Basement and Ground Floor, 128-132 Borough High Street, London SE1 1LB

- Opening hours:
    - Sunday to Thursday 10:00 to 00:00
    - Friday and Saturday 10:00 to 01:00
- Late night refreshment - indoors and outdoors;
    - Sunday to Thursday: 23:00 to 00:00
    - Friday and Saturday: 23:00 to 01:00

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

- Opening hours:
    - Monday to Sunday: 09:00 to 21:30

- Entertainment similar to live/recorded music, films, live music, performance of dance, plays and recorded music - indoors and outdoors:

    - Monday to Saturday: 09:00 to 21:00
    - Sunday: 11:00 to 21:00

- The sale by retail of alcohol to be consumed on the premises:

    - Monday to Sunday: 12:00 to 21:00

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

- Opening hours:

    - Monday to Thursday: 07:00 to 03:00
    - Friday and Saturday: 07:00 to 04:00

- Entertainment similar to live/recorded music, films, indoor sporting event, live music, performance of dance and recorded music – indoors:

    - Monday - Thursday 07:00 to 03:00
    - Friday and Saturday 07:00 to 04:00

- Late night refreshment – indoors:

    - Sunday - Thursday 23:00 to 03:00
    - Friday and Saturday 23:00 to 04:00

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

    - Sunday to Thursday: 07:00 to 02:00
    - Friday and Saturday: 07:00 to 03:00

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

- Opening hours:

    - Sunday - Thursday 07:00 to 23:30
    - Friday & Saturday 07:00 to 00:00

- Recorded music – indoors:

    - Friday 23:00 to 23:30
    - Saturday 23:00 to 23:30

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

    - Sunday to Thursday 11:00 to 23:00
    - Friday and Saturday 11:00 to 23:30

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

- Opening hours:
    - Sunday to Thursday: 07:00 to 23:15
    - Friday and Saturday: 07:00 to 00:15
- Films, Live music and Recorded music - indoors):
    - Sunday to Thursday 07:00 to 23:00
    - Friday and Saturday 07:00 to 00:00
- Late night refreshment - indoors and outdoors:
    - Friday: 23:00 to 00:00
    - Saturday: 23:00 to 00:00
- Sale by retail of alcohol to be consumed on premises:
    - Monday - Thursday 07:00 to 23:00
    - Friday and Saturday 07:00 to 00:00

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

- Opening hours:
    - Monday to Sunday: 24 hours.
- Late night refreshment – indoors:
    - Sunday to Thursday 23:00 to 00:00
    - Friday and Saturday 23:00 to 00:00
- Sale by retail of alcohol to be consumed off the premises:
    - Monday to Sunday: 06:00 to 00:00

The Blue Maid, 173, Borough High Street, London SE1 1HR

- Opening hours:
    - Monday to Sunday: 11:00 to 00:30
- Live music, recorded music, performance of dance and entertainment similar to live/recorded music – indoors:
    - Monday to Saturday 11:00 to 00:00
    - Sunday 12:00 to 00:00
- Late night refreshment – indoors:
    - Monday - Sunday 23:00 to 00:00

- The sale by retail of alcohol to be consumed on and off the premises:

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

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

- Opening hours:

    - Monday to Sunday: 08:00 to 00:00

- The sale by retail of alcohol to be consumed on premises:

    - Monday to Sunday: 12:00 to 23:45

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

- Opening hours:

    - Not restricted

- Late night refreshment – indoors:

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

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

    - Monday to Saturday: 10:00 to 23:00
    - Sunday: 12:00 to 22:30

The Whisky Exchange, 88a, Borough High Street, London SE1 1LL

- Opening hours:

    - Monday to Saturday 10:00 to 22:00
    - Sunday 10:00 to 20:00

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

    - Monday to Saturday: 10:00 to 22:00
    - Sunday: 10:00 to 20:00

Southwark Council statement of licensing policy

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

31. 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.

32. 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.

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

34. 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.

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

National Licensing Policy Framework for the hospitality and leisure sectors - GOV.UK

Cumulative impact area (CIA)

36. The premises are within the Borough and Bankside cumulative impact area (CIA) and it is located in a district town centre.

37. Under Southwark's statement of licensing policy 2026 - 2031 the following closing times are recommended as appropriate:

- Other drinking establishments:
  - Sunday to Thursday: 23:00
  - Friday and Saturday: 00:00
- Nightclubs:
  - Sunday to Thursday: 00:00
  - Friday and Saturday: 01:00
- Restaurants and cafes:
  - Sunday to Thursday: 00:00
  - Friday and Saturday: 01:00
- Cinemas and theatres:
  - Monday to Sunday: 01:00

Climate change implications

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

39. 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.

40. 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.

41. 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

42. 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

43. 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.

44. 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.

45. The equalities impact statement for licensing decisions is contained within the Southwark statement of licensing Policy 2026 – 2031 at the following link:

    Licensing Act 2003: Statement of Licensing Policy 2026 to 2031

Health impact statement

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

Resource implications

47. 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

48. 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

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

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

Principles for making the determination

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

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

53. 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.

54. 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.

55. 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

56. 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.

57. The four licensing objectives are:

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

58. 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.

59. 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.

60. 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

61. 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

62. 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.

63. 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

64. 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.

65. 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.

66. 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.

67. 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.

68. 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.

69. 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.

70. 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.

71. 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

72. 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

73. 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
Appendix B	Event safety and management plan
Appendix C	Representations from the responsible authorities
Appendix D	Representations from other persons
Appendix E	Consolidated list of conditions
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	24 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		27 August 2026

APPENDIX A

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

08/06/2026
Business - Application for a premises licence to be granted under the Licensing Act 2003
Ref No. 2586643

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

	COLAB Charitable Foundation

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)

£	53,000
	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

	The Cottage

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

Do you have a Southwark postcode?	Yes
Address Line 1	169A BOROUGH HIGH STREET
Address Line 2	
Town	LONDON
Post code	SE1 1HR
Ordnance survey map reference	
Description of the location	
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 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

	COLAB Charitable Foundation

Address - First Entry

Street number or building name	
Street Description	
Town	London
County	
Post code	
Registered number (where applicable)	1168909
Description of applicant (for example, partnership, company, unincorporated association etc)	CIO

Contact Details - First Entry

Telephone number	[redacted]
Email address	[redacted]

Operating Schedule

When do you want the premises licence to start?

	01/07/2026

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

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

General description of premises (see guidance note 1)

	Late night cafe

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

	Less than 5000

Note 1

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

Operating Schedule part 2

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

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

Provision of regulated entertainment (Please read guidance note 2)

	a) plays
	e) live music
	f) recorded music

Provision of late night refreshment

Supply of alcohol

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

	j) Supply of alcohol

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

A - Plays

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

	Indoors

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

	We may have performers in and around the venue.

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

Day	Start	Finish
Mon	12:00	00:00
Tues	12:00	00:00
Wed	12:00	00:00
Thur	12:00	04:00
Fri	12:00	04:00
Sat	12:00	04:00
Sun	12:00	00:00

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

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

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

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

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

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

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

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

E - Live Music

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

	Indoors

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

	Low level background music

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

Day	Start	Finish
Mon	12:00	00:00
Tues	12:00	00:00
Wed	12:00	00:00
Thur	12:00	04:00
Fri	12:00	04:00
Sat	12:00	04:00
Sun	12:00	00:00

State any seasonal variations for the performance of live music (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 performance of live music at different times to those listed. (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.

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

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

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

F - Recorded Music

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

	Indoors

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

	Background music

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

Day	Start	Finish
Mon	12:00	00:00
Tues	12:00	00:00
Wed	12:00	00:00
Thur	12:00	04:00

Fri	12:00	04:00
Sat	12:00	04:00
Sun	12:00	00:00

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

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

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.

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	12:00	01:00
Tues	12:00	01:00
Wed	12:00	01:00

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

Thur	12:00	01:00
Fri	12:00	05:00
Sat	12:00	05:00
Sun	12:00	05:00

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)

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	Bertie

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

Surname	Watkins

DOB

Date Of Birth	[redacted]

Address of proposed designated premises supervisor

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

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

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

K

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

	None

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

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

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

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	01:00
Tues	09:00	01:00
Wed	09:00	01:00
Thur	09:00	01:00
Fri	09:00	05:00
Sat	09:00	05:00
Sun	09:00	05:00

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)

	COLAB Tower will operate as a managed café, bar and cultural venue with a strong emphasis on public safety, responsible alcohol sales, audience management and neighbourly operation. The premises will be run in accordance with the Event Safety and Management Plan, relevant risk assessments, staff training procedures, fire safety procedures and operating policies. The venue will be managed by experienced event and venue staff, with the Designated Premises Supervisor and premises management retaining direct control over the sale of alcohol. Staff will be briefed before public opening and will be trained to identify and manage risks relating to alcohol, intoxication, disorder, safeguarding, fire safety, emergency procedures and public nuisance. The premises will use appropriate stewards and/or SIA registered door supervisors when required, including at access and egress points and during higher-capacity events. The venue will operate clear admission controls, monitor audience capacity, maintain clear emergency exits, provide

adequate lighting, and ensure guests are safely managed throughout their visit and during dispersal.

Alcohol will be sold responsibly. Staff will be trained in age verification, refusal of service, identifying intoxication and escalating concerns to management or security. A Challenge 25 policy will operate, and acceptable photographic identification will be required where a customer appears under 25.

The venue will take steps to minimise public nuisance, including managing guest dispersal, preventing drinks from being taken outside, supervising any smoking area, displaying notices requesting customers to respect neighbours, and ensuring waste is cleared and managed appropriately.

Children and young people will only be admitted where appropriate for the nature of the event or activity, and any person under 18 will be required to be accompanied by an adult unless attending a specific authorised activity. No person under 18 will be served alcohol.
The premises licence holder will promote the four licensing objectives through active management, staff training, written operating procedures, risk assessments, responsible alcohol retailing, suitable staffing levels and regular liaison with responsible authorities where required.

The premises will be operated as a café, bar, rehearsal, performance, workspace and cultural venue. Public events will be ticketed or otherwise managed through front of house controls, and audience numbers will be monitored so that safe capacity is not exceeded. The venue will maintain a clear management structure, with a duty manager responsible for the premises during licensable activities.

Staff will receive appropriate briefings and training relevant to their role, including the licensing objectives, responsible alcohol sales, emergency evacuation, fire safety, incident reporting, refusal of service, safeguarding and public nuisance controls. Records of incidents, refusals and significant safety matters will be maintained and made available to responsible authorities on request.

The premises will operate with appropriate levels of stewarding and security, including SIA registered door supervisors when required by risk assessment, capacity, event profile or operating hours. Access and egress points will be supervised as appropriate, and staff will be briefed to manage audience movement, queues, dispersal and any issues arising during public opening.

The venue will maintain clear escape routes, emergency lighting, fire alarm systems, first aid provision and evacuation procedures. The premises will also take reasonable steps to minimise disturbance to local residents and businesses, including controls on noise, smoking, customer dispersal, waste and the removal of drinks from the premises.

b) the prevention of crime and disorder

All activities at the premises will be managed with a view to preventing crime and disorder. The premises will use appropriate stewards and/or SIA registered door supervisors at the main entrance and other access or egress points where required. SIA door supervisors will be used when audience numbers, event type or risk assessment indicate that they are necessary, including higher-capacity public events.

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

The premises will operate admission controls through ticketing, guest lists, front of house staff and/or box office procedures. The venue is expected to attract audiences attending café, arts, cultural and ticketed performance activities, and many attendees will have pre-booked tickets.

No drinks will be permitted to be taken outside the venue. Any external smoking area will be supervised where required, and customers using it will be asked to leave drinks inside.

Staff will be trained to identify signs of intoxication, disorderly behaviour, drug use, vulnerability and underage alcohol purchase. Alcohol will not be served to any person who is intoxicated. Any person who is refused alcohol or whose behaviour causes concern will be referred to the duty manager and/or security.

The premises will operate a Challenge 25 policy. Any customer who appears under 25 will be required to provide acceptable photographic identification before being served alcohol. Bar staff will be over 18 and trained in the law relating to alcohol sales, refusals and age verification.

The premises will maintain sufficient lighting in public areas during hours of darkness and will use staff briefings, management supervision and incident reporting to identify and address any crime and disorder issues. The venue management will liaise with the police and responsible authorities where appropriate.

c) public safety

The premises will operate in accordance with the Event Safety and Management Plan, fire risk assessment, emergency procedures and relevant risk assessments. Safe capacities will be calculated and monitored, and admission will not exceed the safe capacity for the venue or relevant event area.

The premises has identified emergency exits, emergency lighting, fire alarm systems, smoke detection and firefighting provisions. Exit routes will be kept clear and available at all times when the public are present. Furniture, staging, décor and event equipment will be positioned so as not to obstruct emergency exits or escape routes.

The duty manager, event staff and security staff will be briefed on emergency procedures. In the event of an evacuation, staff and security will assist guests to leave by the nearest safe exit and prevent re-entry until it is safe to do so. Emergency announcements will be made by PA where available, or by staff and security if the PA system is unavailable.

First aid provision will be available during public opening. A minimum of one first aider will be present during live event days, with additional trained staff identified to respond to medical incidents if required. A first aid kit and accident book will be available, and emergency services will be contacted by the duty manager or security supervisor where necessary.

The premises will maintain suitable lighting, clear walkways, marked hazards, good housekeeping and regular checks to reduce the risk of slips, trips, falls, overcrowding and other foreseeable risks. Audience movement within performance or event areas will be supervised by staff where required.

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

Reasonable adjustments and access provisions will be considered for disabled customers and customers with additional needs, including accessible toilets and appropriate front of house assistance.

d) the prevention of public nuisance

The premises will take reasonable steps to minimise the impact of its operation on nearby residents, businesses and the wider locality. The venue will consider the character of the surrounding area, the proximity of residential and sensitive premises, and the nature of the activities taking place.

Customer dispersal will be managed by staff, stewards and/or security as appropriate. Notices will be displayed at exits requesting customers to leave quietly and respect neighbours. Staff will monitor customers leaving the premises and will take reasonable steps to prevent noisy or disorderly dispersal.

No drinks will be allowed outside the venue. Any smoking area will be identified, managed and kept tidy, with ashtrays and suitable receptacles provided. Customers using the smoking area will be asked to leave drinks inside, and staff or security will supervise the area where required.

Live and recorded music will take place only in designated areas and will be managed to minimise disturbance. Doors and exits will be managed during events where necessary to reduce noise escape.

Waste will be managed and cleared as soon as reasonably practicable. Bar, catering and general waste will be disposed of through appropriate waste arrangements, and the premises will be kept clean and tidy. Staff will regularly check public areas, entrance areas and any smoking area for litter, glassware or other waste.

The premises will maintain communication with responsible authorities and neighbours where appropriate, and management will review procedures if complaints or issues arise.

e) the protection of children from harm

The premises will operate policies to protect children and young people from harm. Children under 18 will only be admitted where appropriate for the nature of the activity, performance or event, and will be required to be accompanied by an adult unless attending a specific authorised activity.

Access and egress points will be managed by staff, stewards and/or security. Young people will not be admitted to age-restricted events or areas unless they are entitled to attend and any required safeguarding arrangements are in place.

No person under the age of 18 will be served alcohol. The premises will operate a Challenge 25 policy, and any person who appears under 25 will be required to produce acceptable photographic identification before being served alcohol. Bar staff will be trained in age verification, refusals and

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

the legal requirements relating to alcohol sales.

All bar staff will be aged 18 or over. Staff will be trained and supported to refuse service where required, and SIA registered security staff or management will be available to assist if a refusal of service leads to any issue.

Where events may include content unsuitable for children, the premises will use appropriate event information, ticketing controls, age guidance or restrictions as necessary. Staff will be briefed to identify safeguarding concerns and to escalate any concern to the duty manager.

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

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

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	COLAB Charitable Foundation
Date (DD/MM/YYYY)	08/06/2026
Capacity	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

Full name	
Date (DD/MM/YYYY)	08/06/2026
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	Bertie Watkins [redacted]

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

	London, [redacted]
Telephone No.	[redacted]
If you prefer us to correspond with you by e-mail, your email address (optional)	[redacted]

GUIDANCE NOTES

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

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

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

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

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

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

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

Event Safety and Management Plan

THE COTTAGE

Venue	The Cottage
Address	169a Borough High Street, London, SE1 1HR
Operator	COLAB Charitable Foundation / COLAB venue management
Document status	Current working draft for premises licensing, venue management and event operations
Drafted by	Bertie Watkins
Checked by	Venue Manager
Last updated	08/06/2026
Maximum capacity	90 persons, subject to final fire risk assessment, layout and any premises licence conditions

This current plan has been prepared for The Cottage and should be reviewed whenever the layout, licensable activities, capacity, staffing model or operating hours change.

Contents

1. Introduction

2. Requirement of the Licensing Act 2003

3. Venue and Event Overview

4. Roles and Responsibilities

5. Alcohol, Admissions and Customer Management

6. Emergency Procedures

7. Event Health and Safety Policy

8. Manual Handling, Build and De-rig

9. Provisions for Persons with Disabilities and Additional Needs

10. Public Nuisance, Dispersal and Neighbour Management

11. Staff Site Rules

12. Event Risk Assessment

Appendix A - Staff Briefing Checklist

Appendix B - Incident and Refusals Log Template

Appendix C - Revision History

1. Introduction

The Cottage is a cafe, bar and cultural venue at 169a Borough High Street, London, SE1 1HR. The premises will be operated as a managed venue for cafe use, refreshments, performances, rehearsals, community activity, private hires and cultural events.

The purpose of this Event Safety and Management Plan is to set out the practical steps that will be taken to protect customers, staff, performers, contractors, neighbours and other persons who may be affected by the venue's activities.

This plan has been prepared using a pragmatic and proportionate approach to risk management. It should be read alongside the premises licence, fire risk assessment, emergency plan, risk assessments, staff training records, insurance documentation, and any event-specific method statements or operating schedules.

1.1 Sensible risk management

The venue will apply sensible risk management: practical control measures designed to prevent real harm, without unnecessarily preventing normal cafe, bar, performance or cultural activity. Risks will be reviewed before public opening, during live operation and following any incident, complaint or material change to the premises.

1.2 Venue capacity

- The maximum capacity for the premises is 90 persons, subject to the final fire risk assessment, agreed layout, available exits, staffing levels and any licence conditions.
- The duty manager or Venue Manager will monitor numbers on site during public operation.
- Capacity may be reduced for particular layouts, events, seated performances, private hires, accessible access requirements or where risk assessment indicates that a lower capacity is appropriate.

2. Requirement of the Licensing Act 2003

The premises management take their duties under the Licensing Act 2003 seriously and will promote the four licensing objectives at all times:

- the prevention of crime and disorder;
- public safety;
- the prevention of public nuisance;
- the protection of children from harm.

2.1 General - all four licensing objectives

The venue will be operated with active management, trained staff, clear responsibilities, responsible alcohol retailing, incident reporting, suitable staffing levels and regular review. The duty manager will be responsible for the premises during licensable activities and will ensure that the licensing objectives are considered in day-to-day decisions.

2.2 Licensing objective controls

Objective / issue	Control measure	Responsible person
General management	A duty manager or Venue Manager will be on duty during public opening and licensable activities. Staff will be briefed on licensing responsibilities, customer safety, emergency procedures and escalation routes.	Bertie Watkins / Venue Manager
Crime and disorder	Entry will be supervised as appropriate. Staff will monitor intoxication, disorder, drugs, vulnerability and aggressive behaviour. Alcohol will not be served to intoxicated persons. Security or SIA door supervisors will be used when required by risk assessment, event type, hours or audience profile.	Duty Manager / Security
Public safety	Capacity will not exceed 90 persons. Exit routes will remain clear. Emergency lighting, fire alarm systems and first aid provision will be checked and maintained. Staff will assist with evacuation and crowd movement.	Venue Manager

Objective / issue	Control measure	Responsible person
Public nuisance	Music, dispersal, waste, smoking and customer behaviour outside the venue will be managed. Notices will ask customers to leave quietly and respect neighbours. Drinks will not be permitted outside unless expressly authorised by the premises licence and risk assessment.	Duty Manager
Children from harm	Challenge 25 will be operated. No person under 18 will be served alcohol. Children and young people will only be admitted where the activity is suitable and any age restrictions or supervision requirements are met.	DPS / Bar Staff

2.3 The prevention of crime and disorder

- The premises will operate responsible admission and egress procedures, including managed entry for ticketed events and private hires.
- Appropriate stewards, front of house staff, security staff or SIA door supervisors will be used at access and egress points where required by risk assessment.
- No drinks will be permitted to leave the premises unless allowed by the premises licence and actively managed by staff.
- Staff will refuse alcohol to any person who is intoxicated, disorderly, underage or attempting a proxy purchase.
- A refusals log and incident log will be maintained and reviewed by management.
- The premises management will liaise with the police and responsible authorities when required.

2.4 Public safety

- The premises will operate within a maximum capacity of 90 persons unless a lower capacity is required by risk assessment or event layout.
- Clear escape routes, fire exits, emergency lighting and fire alarm systems will be maintained.
- Furniture, staging, technical equipment and decor will be positioned so that escape routes are not obstructed.
- A minimum of one trained first aider, or a clearly identified competent first aid arrangement, will be available during public events.
- Staff will be briefed on evacuation, emergency announcements, medical incidents and crowd movement.
- The Venue Manager will review public safety controls before opening and after any incident or material change.

2.5 The prevention of public nuisance

- The venue will consider the character of the surrounding area and the proximity of residential, hotel, office and other sensitive premises.
- Dispersal will be managed by staff, stewards or security where appropriate, with customers asked to leave quietly.
- Any smoking area will be managed, kept tidy and monitored as necessary. Customers using it will be asked not to cause obstruction or nuisance.
- Waste will be stored securely and collected through appropriate arrangements. Glass, bottles and other waste will not be moved outside at unsociable hours where this would cause nuisance.
- Live and recorded music will be managed so as to minimise noise breakout.
- Complaints will be recorded and reviewed, with reasonable changes made where appropriate.

2.6 The protection of children from harm

- Challenge 25 will operate for alcohol sales.
- Acceptable photographic identification will include a passport, photocard driving licence, PASS-accredited proof of age card or other form permitted by law and venue policy.
- No person under 18 will be served alcohol.
- All bar staff will be trained in age verification, proxy sales and refusal of service.
- Age restrictions or age guidance will be applied to performances or events where content may be unsuitable for children.
- Any safeguarding concern will be escalated to the duty manager immediately.

3. Venue and Event Overview

Venue name	The Cottage
Address	169a Borough High Street, London, SE1 1HR
Use	Cafe, bar, cultural events, rehearsals, performances, community activities, private hires and associated hospitality
Capacity	Maximum 90 persons, subject to fire risk assessment, layout and licence conditions
Alcohol	Alcohol sales to be directly controlled by the DPS, duty manager and trained bar staff
Food	Food/cafe offer may be provided during public opening, subject to appropriate food safety procedures
Ticketing	Ticketed events will use advance booking, guest list, box office or managed front of house procedures
Music	Live and/or recorded music may take place in designated areas, managed to minimise nuisance
Smoking	Smoking will not be permitted inside the premises. Any external smoking area will be managed to reduce nuisance and litter.

The premises will be checked before public opening to ensure that public areas are clean, escape routes are clear, toilets are available, lighting is functioning, hazards are marked or removed, and the staffing plan is appropriate for the activity taking place.

3.1 Operating schedule

The premises will only operate within the hours authorised by its premises licence, planning position and any other applicable permissions. Event-specific schedules, including arrival, opening, performance, bar service, last orders and dispersal times, will be confirmed by the duty manager before each event.

3.2 Capacity management

- The duty manager will ensure that admission does not exceed the permitted capacity.
- For ticketed events, tickets, guest lists or booking systems will be used to control admissions.
- For walk-in cafe/bar operation, staff will monitor customer numbers and may pause entry if capacity or safety requires it.
- Staff will consider reduced capacity where furniture layouts, performance equipment, private hires, accessibility requirements or other factors reduce available space.

4. Roles and Responsibilities

Bertie Watkins	Overall venue/project lead. Responsible for ensuring appropriate management systems, licensing controls and safety processes are in place.
Venue Manager	Day-to-day responsible person for venue operation, staff briefings, checks, customer management, incident escalation and liaison with responsible authorities as required.
Designated Premises Supervisor	Responsible for authorising and overseeing alcohol sales and ensuring alcohol is sold in accordance with the premises licence and law.
Duty Manager	Responsible person during public opening or events. Holds operational control during licensable activities.
Bar Staff	Responsible for responsible alcohol sales, Challenge 25, refusals, monitoring intoxication and escalating concerns.
Front of House / Stewards	Responsible for admission control, customer information, queue management, audience movement, accessibility support and dispersal assistance.
Security / SIA Door Supervisors	Used where required by risk assessment, event profile, operating hours or licence condition. Responsible for entry control, disorder prevention and emergency support.
Contractors	Responsible for their own staff, equipment, insurance, method statements, risk assessments and safe systems of work.

4.1 Staff briefing

Before public opening, the duty manager will brief staff on the event profile, expected capacity, opening hours, emergency exits, evacuation roles, first aid arrangements, fire alarm procedures, refusal of service, safeguarding, dispersal and any specific risks for that day.

5. Alcohol, Admissions and Customer Management

5.1 Alcohol management

- Alcohol will only be sold by trained staff and under the authority of the DPS and duty manager.
- All bar staff will be aged 18 or over unless supervised in accordance with law and venue policy.
- Staff will be trained to refuse service to intoxicated persons and to escalate concerns to the duty manager or security.
- A refusals log will be maintained for refused alcohol sales, including underage attempts, no ID, intoxication and disorder.
- Free drinking water will be available to customers where alcohol is served.

5.2 Challenge 25

- A Challenge 25 policy will operate at the premises.
- Any person who appears under 25 must produce acceptable photographic identification before being served alcohol.
- Staff will be trained to recognise proxy sales and will refuse service where there is concern that alcohol is being purchased for a person under 18.
- Challenge 25 signage will be displayed at the bar or point of sale.

5.3 Admissions

- The premises will use managed admissions appropriate to the activity, including walk-in control, ticketing, guest lists, private hire lists or box office procedures.
- Customers who are intoxicated, aggressive, disorderly or believed to present a risk to the licensing objectives may be refused entry.
- Bags may be checked where risk assessment, event profile or management policy requires it.
- Staff will monitor vulnerable customers and may assist them with water, seating, taxi information, contacting friends or other appropriate support.

6. Emergency Procedures

In the event of a major incident, fire, medical emergency or other serious safety concern, the duty manager will take control, supported by the Venue Manager, staff, stewards and/or security. Emergency services will be contacted where required.

6.1 Fire and evacuation

- Fire exits and escape routes will be checked before public opening and kept clear at all times.
- Emergency lighting and fire alarm arrangements will be maintained and tested in accordance with the fire risk assessment and statutory requirements.
- Staff will be briefed on the location of exits, fire alarm call points, firefighting equipment and the assembly point.
- In the event of evacuation, staff will direct customers to the nearest safe exit and prevent re-entry until authorised.
- The duty manager or security supervisor will call the emergency services where required.

6.2 Emergency announcement

Suggested announcement: Please listen carefully. For your safety, we need you to leave the building immediately. Please follow the instructions of staff and leave by the nearest safe exit. Do not stop to collect belongings unless instructed it is safe to do so.

6.3 Medical emergency

- A first aid kit and accident book will be available on site.
- A competent first aider, or identified first aid arrangement appropriate to the activity, will be available during public events.
- Staff must report any injury, illness or medical incident to the duty manager.
- Emergency services will be called by the duty manager or security supervisor where required.
- Access routes for emergency services will be kept clear as far as reasonably practicable.

6.4 Incident reporting

- All significant incidents will be recorded in the incident log.
- Accidents and injuries will be recorded in the accident book.
- Refusals of alcohol, ejections and safeguarding concerns will be recorded and reviewed by management.
- Any reportable incident under RIDDOR will be escalated and reported by the appropriate responsible person.

7. Event Health and Safety Policy

The venue is committed to promoting high standards of health, safety and welfare for customers, staff, performers, visitors and contractors. Health and safety responsibilities sit with management and rank alongside operational, financial and creative responsibilities.

- Risk assessments will be undertaken by a competent person and reviewed when necessary.
- Staff and contractors will be informed of relevant hazards and control measures.
- Good housekeeping will be maintained to reduce slips, trips, falls and fire risks.
- Electrical, technical, staging and catering equipment will be installed and used by competent persons.
- Personal protective equipment will be used where required by risk assessment.
- Staff must report hazards, accidents, near misses and unsafe practices to the duty manager or Venue Manager.

7.1 Contractor management

- Contractors must provide appropriate public liability insurance, employer's liability insurance where applicable, method statements and risk assessments for their activities.
- Contractors must comply with site rules, safe systems of work and instructions from the Venue Manager.
- No contractor may undertake unsafe work or work for which they are not competent.

8. Manual Handling, Build and De-rig

Manual handling will be avoided where reasonably practicable. Where it cannot be avoided, the task, load, environment and capability of the person will be considered and appropriate controls applied.

- Heavy or awkward items will be moved by sufficient people or with suitable aids.
- Staff and contractors will be briefed on lifting techniques and the need to seek assistance.
- Routes will be checked for trip hazards, obstructions and adequate lighting before carrying loads.
- Mechanical, electrical and technical equipment will be handled by competent persons.
- Build and de-rig work will be supervised by the Venue Manager, production lead or appointed competent person.

9. Provisions for Persons with Disabilities and Additional Needs

The venue will take reasonable steps to support disabled customers and customers with additional needs in accordance with the Equality Act 2010. Accessibility information and event-specific considerations will be reviewed as part of event planning.

- Staff will offer reasonable assistance to customers with access requirements.
- Accessible toilets and access routes will be identified where available and kept clear.
- Customers will be informed where an event contains confined spaces, low lighting, loud sound, strobe effects, smoke, haze, strong themes or other accessibility considerations.
- Relaxed, signed, audio-described or other accessible formats will be considered where practicable for performances and cultural events.
- Emergency evacuation planning will consider customers who may need additional assistance.

10. Public Nuisance, Dispersal and Neighbour Management

- The duty manager will consider the likely impact of each event on neighbouring residents, hotels, offices and businesses.
- Staff will manage queues, arrivals, smoking, dispersal and any customers congregating outside.
- Customers will be asked to leave quietly and respect neighbours.
- No drinks will be allowed outside unless specifically permitted and managed.
- Waste and bottle movement will be timed and managed to minimise noise disturbance.
- Music and amplified sound will be kept to levels appropriate to the venue, event and time of day.
- Any public nuisance complaint will be logged, investigated and reviewed by management.

11. Staff Site Rules

- All staff and contractors must follow the controls in this plan and any event-specific instructions.
- Unsafe practices, hazards, accidents and near misses must be reported immediately.
- No person under the influence of alcohol or drugs may work on site.
- No person should undertake a task that appears unsafe or for which they have not received appropriate instruction.
- Waste must be disposed of safely and must not create trip, fire or hygiene risks.
- Appropriate clothing and footwear must be worn for the task.
- Fire exits, escape routes, electrical cupboards and firefighting equipment must not be obstructed.
- Staff must treat customers, colleagues, neighbours and responsible authorities respectfully and professionally.

12. Event Risk Assessment

The following risk assessment identifies foreseeable hazards connected with operating The Cottage as a cafe, bar and cultural venue. The residual risk level assumes that the listed controls are implemented. The risk assessment must be reviewed whenever there is a material change to layout, capacity, event type, staffing, operating hours or licensable activity.

Assessment site	The Cottage, 169a Borough High Street, London, SE1 1HR
Assessment carried out by	Bertie Watkins
Checked by	Venue Manager
Date of assessment	08/06/2026
Overall risk rating	Low to medium, provided that stated controls are implemented and reviewed

12.1 General venue hazards

Task / hazard	Who may be affected	Possible harm	Current controls and precautions	Responsibility
Uneven floor / changes in level	Customers, staff, performers, contractors	Trips, falls, injury to head or body	Floors checked before opening. Hazards marked, lit or removed. Staff brief customers where required. Appropriate footwear required for staff. Good lighting maintained in circulation areas.	Venue Manager / Duty Manager
Obstructions and furniture layout	Customers, staff	Trip hazards, blocked access, reduced escape width	Furniture positioned to maintain clear routes. Event layouts checked before opening. No storage in escape routes. Staff monitor during operation.	Venue Manager
Low lighting / theatrical lighting	Customers, staff, performers	Trips, disorientation, falls	Low lighting used only where risk assessed. Stairs, steps and hazards remain adequately lit or marked. Staff supervise audience movement where required.	Technical Lead / Duty Manager
Slips from wet floors or spillages	Customers, staff	Slips, falls, injury	Spillages cleared promptly. Wet floor signage used. Cleaning materials available. Bar staff monitor areas near service points and toilets.	Bar Staff / Duty Manager
Manual handling	Staff, contractors	Strains, sprains, back injury	Manual handling avoided where possible. Heavy loads moved with assistance or aids. Staff briefed and routes cleared before movement.	Venue Manager / Contractors
Electrical equipment	Customers, staff, contractors	Electric shock, fire, trip hazards	Electrical equipment installed and maintained by competent persons. PAT/testing where required. Cables routed away from walkways or secured with suitable cable covers/tape.	Technical Lead / Venue Manager
Tools and build activity	Staff, contractors	Cuts, bruises, serious injury	Tools used only by competent persons. Work areas separated from public. First aid available. PPE used where required.	Venue Manager / Contractors
Waste and housekeeping	Customers, staff, neighbours	Trip hazards, pests, fire risk, visual nuisance	Waste stored securely and removed through appropriate arrangements. Public areas checked regularly. Glass and bottle waste managed to reduce noise and risk.	Venue Manager / Cleaning Staff

12.2 Public operation, alcohol and performance hazards

Task / hazard	Who may be affected	Possible harm	Current controls and precautions	Responsibility
Crowding / capacity	Customers, staff	Crushing, discomfort, blocked exits	Maximum capacity 90 persons. Admissions monitored. Capacity reduced where layout requires. Entry paused if needed.	Duty Manager
Queueing and entry	Customers, passers-by, neighbours	Obstruction, nuisance, conflict	Entry managed by front of house, stewards or security. Queues kept orderly and moved away from obstructions where practicable.	FOH / Security
Alcohol consumption	Customers, staff, neighbours	Injury, disorder, vulnerability, nuisance	Challenge 25. Refusal of service to intoxicated persons. Staff monitor behaviour and escalate to duty manager/security. Water available.	DPS / Bar Staff
Conflict or disorder	Customers, staff	Abuse, assault, crime and disorder	Staff trained to de-escalate and escalate. Security/SIA used where required. Incident log maintained. Police contacted if necessary.	Duty Manager / Security
Safeguarding and vulnerability	Children, young people, vulnerable adults	Harm, exploitation, unsafe departure	Staff monitor vulnerable customers. Concerns escalated to duty manager. Age restrictions and Challenge 25 enforced. Assistance provided where appropriate.	Duty Manager
Performance activity	Customers, performers, staff	Trip, surprise, distress, contact risks	Audience informed of relevant content or access issues. Audience movement supervised where required. Performance risk assessed. Safe word or exit route used for immersive activity where appropriate.	Producer / Venue Manager
Confined spaces or intimate performance	Customers, performers	Claustrophobia, distress, panic	Customers warned where applicable. Numbers kept low in confined spaces. Staff supervision and alternative exit/quiet space provided where practicable.	Event Lead / Duty Manager
Medical incident	Customers, staff	Illness, injury, delayed treatment	First aid arrangements in place. Staff know escalation process. Emergency services called where required. Incident recorded.	Duty Manager / First Aider
Smoking area	Customers, neighbours, staff	Fire, nuisance, litter, obstruction	Smoking not permitted inside. Any external area managed. Ashtrays/receptacles provided. Customers asked to keep noise down and not obstruct the highway.	Duty Manager / Security

12.3 Fire safety and emergency hazards

Task / hazard	Who may be affected	Possible harm	Current controls and precautions	Responsibility
Fire / smoke	Customers, staff, performers, neighbours	Burns, smoke inhalation, panic, fatality	Fire risk assessment maintained. Fire alarm and emergency lighting checked. Exits clear. Staff briefed. Firefighting equipment provided and maintained.	Venue Manager
Blocked exits	Customers, staff	Delayed evacuation, crushing	Exit routes checked before opening and during operation. No furniture, stock, waste or equipment to block exits.	Duty Manager
Decor, props and fabrics	Customers, staff	Fire spread, falling objects, trip hazards	Decor, props and fabrics assessed for flame retardancy and secure fixing. Items kept away from heat sources and escape routes.	Production Lead / Venue Manager
Candles, flame, haze or special effects	Customers, staff	Fire, burns, respiratory issues	Only used where specifically risk assessed and authorised. Appropriate extinguishers and supervision in place. Customers warned where required.	Venue Manager / Technical Lead
Evacuation	Customers, staff, performers	Panic, delay, confusion	Staff direct customers to nearest safe exit. PA or verbal announcement used. Re-entry prevented until safe. Assembly arrangements communicated to staff.	Duty Manager / Security

12.4 Public nuisance and safeguarding hazards

Task / hazard	Who may be affected	Possible harm	Current controls and precautions	Responsibility
Noise breakout	Neighbours, customers, staff	Public nuisance, complaints	Music levels managed. Doors and windows controlled where necessary. Complaints logged and reviewed. Sound checks and music considered in relation to time of day.	Duty Manager / Technical Lead
Customer dispersal	Neighbours, passers-by, customers	Noise, obstruction, antisocial behaviour	Staff manage departures and ask customers to leave quietly. Security used where required. Taxi/transport information provided where useful.	Duty Manager / Security
Waste collections / bottle noise	Neighbours	Noise disturbance	Waste stored securely. Glass/bottle movement timed to minimise disturbance. Areas kept tidy.	Venue Manager
Deliveries and load-in	Staff, contractors, neighbours, passers-by	Obstruction, vehicle conflict, nuisance	Deliveries scheduled and supervised where possible. Vehicles not to obstruct access. Staff use safe manual handling and maintain clear routes.	Venue Manager / Contractors
Children on premises	Children, young people	Exposure to alcohol, unsuitable content	Age guidance and restrictions applied to events. Challenge 25 enforced. Children admitted only where appropriate and supervised as required.	Duty Manager / FOH

Appendix A - Staff Briefing Checklist

- Confirm duty manager and responsible persons for the day/event.
- Confirm maximum capacity and expected attendance.
- Confirm opening hours, bar service times, last orders and dispersal plan.
- Confirm emergency exits, evacuation routes, assembly arrangements and fire alarm process.
- Confirm first aider, first aid kit, accident book and emergency contact process.
- Confirm Challenge 25, refusals process and incident log location.
- Confirm any age restrictions, safeguarding concerns or content warnings.
- Confirm smoking area arrangements and no-drinks-outside policy.
- Confirm any technical, performance, access or layout-specific hazards.
- Confirm who will liaise with police, licensing, neighbours or emergency services if required.

Appendix B - Incident and Refusals Log Template

Date/time	Type	Location	Details	Action taken	Staff initials

Date/time	Type	Location	Details	Action taken	Staff initials

Appendix C - Revision History

Version	Date	Summary	Prepared / checked by
Current draft	08/06/2026	Updated for The Cottage, 169a Borough High Street, London, SE1 1HR. Capacity set at 90 persons. Responsible persons stated as Bertie Watkins / Venue Manager.	Bertie Watkins / Venue Manager

Document note: This plan is intended as an operational and licensing support document. It should be checked against the final premises licence, planning position, fire risk assessment, insurance requirements and any conditions imposed by Southwark Council or responsible authorities.

APPENDIX C

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

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

Tel: [redacted]
Email: [redacted]

Our reference: **MD/2586643**

Date: **13/07/2026**

Dear Sir/Madam

Re:The Cottage 169A Borough High street SE1 1HR

Police are in possession of an application from the above for a New Premises Licence for the supply of alcohol on sales and regulated entertainment. The operating schedule describes it as a late night café. The hours requested far exceed those recommended in the Southwark council statement of licensing policy for any venue type and are as follows

Opening hours
Sun-Wed-0900hrs to 0100hrs
Thurs-Sat 0900hrs to 0500hrs

Live Music
Sun-Wed-1200hrs to 0000hrs
Thurs-Sat 1200hrs to 0400hrs

Plays
Sun-Wed-1200hrs to 0000hrs
Thurs-Sat 1200hrs to 0400hrs

Recorded Music
Sun-Wed-1200hrs to 0000hrs
Thurs-Sat 1200hrs to 0400hrs

Supply of Alcohol
Sun-Wed-1200hrs to 0100hrs
Thurs-Sat 1200hrs to 500hrs

The premises are situated in the Borough and Bankside Cumulative impact Zone (CIZ) as designated by Southwark Council. The High Court approval of Cumulative impact policies came in Westminster City Council v Middlesex Crown Court. In brief, it stated ‘A licence could be refused on the sole ground that the area was already saturated with licensed premises”.

The premises is located in the centre of Borough High street which already has a high concentration of alcohol led licensed premises some of which are open to the early hours of the morning and this venue seeks to open later than the vast majority of those already in existence. Borough high street is and has been for a number of years been problematic with crime and disorder and asb caused by over intoxicated persons , they have not only been the cause of such crime but have also found themselves the target of criminal behaviour which has placed a high burden on all emergency services but in particular Police and London ambulance service .

The application further states it wishes to operate as managed café, bar and cultural venue which allures its operation to being anything it chooses. The applicant has suggested a number of control measures however they amount to no more than what we would expect to see on an application for a far smaller venue, with hours within the policy. There is also no mention of the venue’s capacity other than less than 5000, no mention of cctv. In all this application raises serious concerns that if granted would have a detrimental affect on the licensing objectives in particular that of prevention of crime and disorder.

The Home office guidance issued under Sec 182 of the licensing Act 2003 ‘General principles’ state that it is important in setting the parameters within which the premises may operate. Conditions must be precise and enforceable.

The Metropolitan police object to the granting of this Premises Licence under the prevention of crime and disorder, as to be granted will add to the burden already carried by the emergency services caused by licensed premises. The hours far exceed those recommended in The Southwark council statement of licensing and this application provides no reason to depart from the policy..

Submitted for your consideration.
Yours Sincerely

[redacted] [redacted] Licensing officer
[redacted]
Central South Bcu Southwark-Lambeth Licensing Team
Metropolitan Police Service
Southwark Police station [redacted]
[redacted] [redacted]
[redacted]
Lambeth Southwark

From: Prickett, Mark
To: Regen, Licensing
Cc: [redacted]
Subject: EPT objection - COLAB The Cottage, 169a Borough High Street, SE1
Date: 30 July 2026 17:22:43
Attachments: 889343 - L33.pdf

Dear Licensing,
Southwark's Environmental Protection Team (EPT) has reviewed the new premises licence on behalf of COLAB Charitable Foundation for The Cottage, 169A Borough High Street, SE1 1HR.
The premises is described as a "late night cafe". The premises is further described in section M part a) of the application form as "a managed café, bar and cultural venue".
The application seeks the following licensable activities:

- Plays (indoors): 12:00 - 00:00 Sunday to Wednesday, 12:00 – 04:00 Thursday to Saturday. "We may have performers in and around the venue."
- Live music (indoors): 12:00 - 00:00 Sunday to Wednesday, 12:00 – 04:00 Thursday to Saturday. "Low level background music".
- Recorded music (indoors): 12:00 - 00:00 Sunday to Wednesday, 12:00 – 04:00 Thursday to Saturday. "Background music".
- Supply of alcohol (on the premises): 12:00 - 01:00 Sunday to Wednesday, 12:00 – 05:00 Thursday to Saturday.
- Opening hours: 09:00 – 01:00 Sunday to Wednesday, 09:00 – 05:00 Thursday to Saturday.

Section M part d) of the application has been reviewed. The measures to address the prevention of public nuisance licensing objective are as follows:

- "The premises will take reasonable steps to minimise the impact of its operation on nearby residents, businesses and the wider locality. The venue will consider the character of the surrounding area, the proximity of residential and sensitive premises, and the nature of the activities taking place."
- "Customer dispersal will be managed by staff, stewards and/or security as appropriate. Notices will be displayed at exits requesting customers to leave quietly and respect neighbours. Staff will monitor customers leaving the premises and will take reasonable steps to prevent noisy or disorderly dispersal."
- "No drinks will be allowed outside the venue. Any smoking area will be identified, managed and kept tidy, with ashtrays and suitable receptacles provided. Customers using the smoking area will be asked to leave drinks inside, and staff or security will supervise the area where required."
- "Live and recorded music will take place only in designated areas and will be managed to minimise disturbance. Doors and exits will be managed during events where necessary to reduce noise escape."
- "Waste will be managed and cleared as soon as reasonably practicable. Bar, catering and general waste will be disposed of through appropriate waste

arrangements, and the premises will be kept clean and tidy. Staff will regularly check public areas, entrance areas and any smoking area for litter, glassware or other waste."

- "The premises will maintain communication with responsible authorities and neighbours where appropriate, and management will review procedures if complaints or issues arise."

EPT objection

EPT express concerns over the potential for public nuisance to occur if this application were granted in its current form. The following queries & questions for the applicant follow below based on the information provided in the application:

- "The premises will take reasonable steps to minimise the impact" – please advise further what these steps are?
- "Any smoking area will be identified" – can this area please be identified on a plan?
- "Live and recorded music will take place only in designated areas and will be managed to minimise disturbance" – can the designated areas please be designated on plan? How will it be managed to prevent public nuisance?

The opening and licensable activity hours sought far exceed the suggested hours within table 2 of the Statement of Licensing Policy 2026-2031. Whilst the table does suggest a 2am finish for theatre's, EPT would consider this premises to be unique and not a conventional theatre space.

For reference, the neighbouring licensed premises The Blue Maid PH restricts opening to 00:30 every day of the week. The premises licence can be found here: https://app.southwark.gov.uk/premises/granted/883734

With regards to the closest residential properties, there are believed to be x3 flats above the Blue Maid PH. There are also numerous residential properties on the western side of Borough High Street opposite Chapel Court which could be caused noise disturbance and public nuisance from the licensed activities & times proposed.

EPT raise objection to this application due to concerns over the opening hours and licensable activities proposed at the premises causing public nuisance to closest residential properties. The measures to address the prevention of public nuisance licensing objective are currently not considered adequate given the timings and licensable activities requested. Furthermore the site is within the Borough & Bankside Cumulative Impact Area (CIA). As per section 118 of the Statement of Licensing policy, "this Authority expects all applicants to be able to demonstrate their understanding reasons for the CIA, highlighting those reasons and mitigating those within their operating schedule". EPT do not consider this has been addressed at present either.

EPT would be willing to attend a site meeting to be able to see the premises in person & to further discuss the planned licensable activities planned.

Kind regards,

Mark Prickett
Principal Environmental Protection Officer
Environmental Protection Team
Southwark Council
T: [redacted]

To: Licensing Unit	**From:** Andrew Heron [redacted] (on behalf of the Licensing Unit in its role as a responsible authority)		**Date:** 27/07/2026
Subject:	Representation		
Act:	The Licensing Act 2003 (the Act)		
Premises:	The Cottage - 169a Borough High Street, London, SE1 1HR		
Application number:	**889343**		
Location ID:		**Ward:**	Borough and Bankside

We object to the grant of an application for a premises licence, submitted by 1 COLAB Charitable Foundation under the Licensing Act 2003 (the Act), in respect of the premises known as The Cottage - 169a Borough High Street, London, SE1 1HR.

1. The application

A new application has been applied for a premises licence. The premises has benefitted from a Special Treatments Licence historically, but not a licence under the Licensing Act 2003.

The application describes the proposed premises as being a 'late night café', however, the licensable activities applied for could not possibly fall into that definition. The hours and activities applied for are:

Opening Hours:
- Sunday to Wednesday from 09:00 to 01:00
- Thursday to Saturday from 09:00 to 05:00

Alcohol on sales:
- Sunday to Wednesday from 02:00 to 01:00
- Thursday to Saturday from 12:00 to 05:00

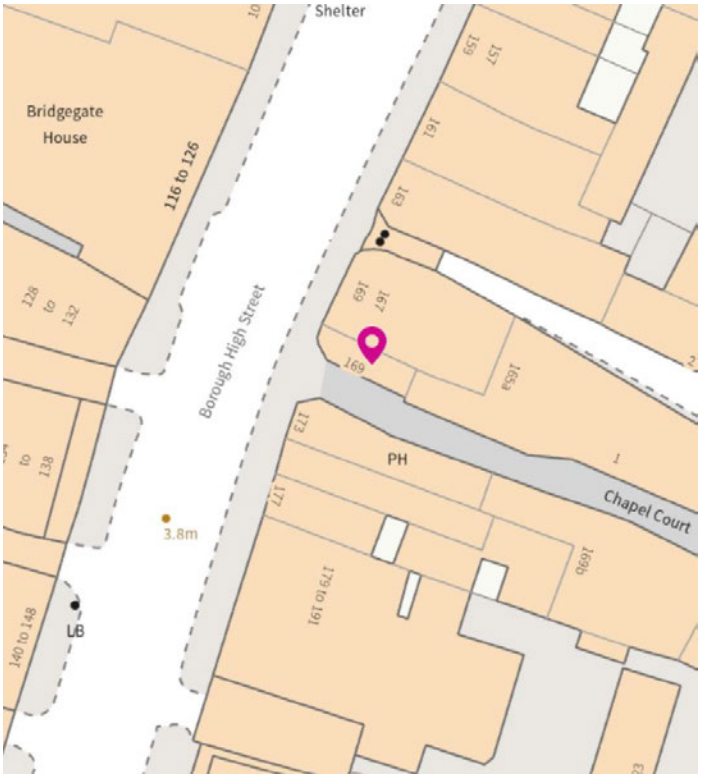
Regulated entertainment (indoors) in the form of plays, live music and recorded music:
- Sunday to Wednesday from 02:00 to 00:00
- Thursday to Saturday from 12:00 to 00:00

It would be useful to receive from the Applicant a more realistic and detailed explanation of the use of the premises, though it is noted that in the operating schedule of the application, it does state: 'The premises will be operated as a café, bar, rehearsal, performance, workspace and cultural venue'.

It is noted that there are some very detailed measures offered within the operating schedule – but ones that I would expect to be application to a night club. There is also no late night refreshment applied for, which one may expect with a 'cafe'.

2. The Locale

The premises is located on Borough Hight Street, a major arterial road in and out of Southwark with heavy traffic during the day and night, including from public transport.



An image from Street View is below:



3. The Statement of Licensing Police (SoLP)

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

A copy of the SoLP is available via:

Our licensing policies | Southwark Council

The hours applied for sit significantly outside of those recommended within the Southwark Statement of Licensing Policy. It is also noted that there is no drinking up time for the alcohol. I do though take no issues with the start times, only the end times. Those recommended in the SoLP are:

- **Restaurant:** Closing time for restaurants and cafes: Sunday to Thursday is 00:00hrs and for Friday and Saturday is 01:00hrs;

- **Public house:** For public houses, wine bars or other drinking establishments: the closing time Sunday to Thursday is 23:00hrs and for Friday and Saturday is 00:00hrs;

- **Nightclubs :** For night clubs (with 'sui generis' planning classification): the closing time Sunday to Thursday is 00:00hrs and for Friday and Saturday is 01:00hrs.

As Licensing as a Responsible Authority is still under some confusion as to the real intended use of this premises, it is difficult to slot the application into any of the above definitions. However, it is clear from the intention of the SoLP, which has been ratified by the Members of the Southwark Licensing Sub Committee; that any such late night venue would not be appropriate, with or without regard to the premises being within the Borough and Bankside Cumulative Impact Area.

4. Our objection

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

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

In relation to the hours, I would request that the hours applied for be amended. That the opening hours keep their start time, but the closing hours be reduced to Sunday to Thursday 00:00hrs and for Friday and Saturday 01:00hrs.

All licensable activities should then cease 30 minutes prior to the closing time.

The Operating Schedule within the application is details, but still points to the premises being used as a night club. If the Sub Committee were minded to grant this application, in any form, I would 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. **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;**

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

4. **All CCTV footage shall be kept for a period of thirty-one (31) days and shall be made immediately available for inspection to police and council officers on request;**

5. **At least one 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 officers;**

6. **That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers advising to the effect that CCTV is in operation at the premises. The signage shall be kept free from obstructions at all times;**

7. **That all relevant staff shall be trained in their responsibilities under the Licensing Act 2003, the promotion of the licensing objectives and the terms and conditions of this licence. Records pertaining to such training ('the staff training logs') shall be kept at the premises, shall be updated every 6 months and shall be made immediately available to police and council officers on request. The training logs shall include the trainee's name (in block capitals), the trainer's name (in block capitals), the date(s) of training and a declaration that the training has been received and understood by the trainee. If the staff training logs are a paper hardcopy, then the signature of the trainee, the signature of the trainer shall be included;**

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

9. **That customers shall use no outside area other than those who temporarily leave the premises to smoke with no more than five (5) people permitted to smoke at one any time. The Staff shall monitor the area and ensure patrons do not obstruct the highway or cause any disturbance to their neighbours;**

10. **A zero tolerance drugs and weapons policy shall be in place at the premises. Anybody found with or using drugs and/or weapons will be ejected from the premises and shall not be admitted be re-admitted. Any person who is suspected of having drugs on their person will be asked to consent to a search, and should they refuse the search that person shall be ejected from the premises. All relevant staff shall be trained the drugs policy. A record of the training shall be kept in the staff training logs at the premises. The training record shall include the printed name of the trainee and the date that the training was received. These records shall be made immediately available on request by Police and authorised council officers;**

11. **That an incident log shall be kept at the premises to record details of any of the following occurrences at the premises:**
    a) **Instances of anti-social or disorderly behaviour**
    b) **Calls to the police or other emergency services#**
    c) **Any complaints received**
    d) **Ejections of people from the premises**
    e) **Visits to the premises by the local authority or emergency services**
    f) **Any malfunction in respect of the CCTV system**
    g) **All crimes reported by customers, or observed by staff**
    h) **Any other relevant incidents**

    The incident log shall record the time, date, location in the premises and description of each incident, details of any action taken in respect of the incident and the printed name of the person reporting the incident 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 council 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.

12. **That 'Ask for Angela' posters (or posters relating to whatever similar scheme may be recommended by the council and / or the police at any time) shall be displayed in the toilet facilities and kept free from obstructions at all times. All staff shall be trained in the 'Ask for Angela' scheme (or similar scheme) and shall perform the appropriate course of action in the event of a customer requesting assistance. Details of such**

training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training logs at the premises. The training records shall be held at the premises and made available to Police and council officers immediately upon request;

13. **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;**

14. **The Premises will have a welfare and vulnerability policy. The policy shall include but not be limited to the following**
    a) **A clear policy on how to prevent drinks spiking**
    b) **How customers alleging such are cared for and reported to police.**
    c) **Over intoxication**

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

    a) **Details as to how customer / staff egress at the premises shall be managed to minimise causing nuisance**
    b) **Details of public transport in the vicinity and how customers will be advised in respect of it**
    c) **Details of the management of taxis to and from the premises**
    d) **Details of the management of any 'winding down' period at the premises**
    e) **Details of the use of security and stewarding in respect of managing customer dispersal from the premises**
    f) **Details of any cloakroom facility at the premises and how it is managed**
    g) **Details of road safety in respect of customers leaving the premises**
    h) **Details of the management of ejections from the premises**
    i) **Details as to how any physical altercations at the premises are to be managed**
    j) **Details of how refuse / waste in the local vicinity arising through the operation of the premises will be cleared up (e.g. flyer clean up, post event clean up**

16. **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;**

If the premises is not to be used as a nightclub, the following should be added:

17. **There shall be no music led events be that live or recorded inclusive of DJs at the venue.**

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 the Metropolitan Police have already made a representation, voicing similar concerns.

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

APPENDIX C

Other person one

From: [redacted]
To: Regen, Licensing
Cc: [redacted] ; [redacted]
Subject: Objection to Licensing The Cottage 169A Borough High Street London SE1 1HR
Date: 29 July 2026 13:05:01
Attachments: image001.png

You don't often get email from [redacted]. Learn why this is important

Dear Sir / Madam

Under Section 17 of the Licensing Act 2003 we object to a License being given to COLAB Charitable Foundation for The Cottage 169A Borough High Street London SE1 1HR for the following reasons.

We, the Diocese of Southwark have offices in Chapel Court and are concerned that the narrow and poorly lit Chapel Court, whose entrance 169A Borough High Street backs on to may give rise to , crime, disorder, public nuisance and safety especially given the early morning hours it intends to operate. The whole of Chapel Court is not easily observed and is more akin to a back street alley. A license to sell alcohol from midday until 4 O'clock in the morning in a premises that backs onto a dimly lit pedestrian walkway is in our view very likely to lead to un- observed unpleasant, anti -social and dangerous incidents

Kind regards

[redacted]
Tel: [redacted]
Mobile Phone [redacted]
e-mail: [redacted]

[redacted]

Other person two

From: [redacted]
To: Cole, Denzil; [redacted]
Cc: Owojori, Ola
Subject: RE: Consultation New Premises - The Cottage 169a Borough High Street
Date: 16 July 2026 20:48:16

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.

Many thanks,

Cllr [redacted]
e-mail: [redacted]
Mobile: [redacted]
Social Media: [redacted]

APPENDIX E

Conditions consistent with the applicant's operating schedule

1. The premises will operate a Challenge 25 policy, and any person who appears under 25 will be required to produce acceptable photographic identification before being served alcohol. Bar staff will be trained in age verification, refusals and Business - Application for a premises licence to be granted under the Licensing Act 2003 the legal requirements relating to alcohol sales.

2. Access and egress points will be managed by staff, stewards and/or security.

3. Children under 18 will only be admitted where appropriate for the nature of the activity, performance or event, and will be required to be accompanied by an adult unless attending a specific authorised activity.

4. The premises will maintain communication with responsible authorities and neighbours where appropriate, and management will review procedures if complaints or issues arise.

5. Waste will be managed and cleared as soon as reasonably practicable. Bar, catering and general waste will be disposed of through appropriate waste arrangements, and the premises will be kept clean and tidy.

6. Staff will regularly check public areas, entrance areas and any smoking area for litter, glassware or other waste.

7. Doors and exits will be managed during events where necessary to reduce noise escape.

8. Live and recorded music will take place only in designated areas and will be managed to minimise disturbance.

9. No drinks will be allowed outside the venue.

10. First aid provision will be available during public opening. A minimum of one first aider will be present during live event days, with additional trained staff identified to respond to medical incidents if required.

11. The premises will operate in accordance with the Event Safety and Management Plan, fire risk assessment, emergency procedures and relevant risk assessments. Safe capacities will be calculated and monitored, and admission will not exceed the safe capacity for the venue or relevant event area.

12. The premises will operate admission controls through ticketing, guest lists, front of house staff and/or box office procedures.

13. SIA door supervisors will be used when audience numbers, event type or risk assessment indicate that they are necessary, including higher-capacity public events.

Conditions proposed by the Licensing Authority

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

15. 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;

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

17. All CCTV footage shall be kept for a period of thirty-one (31) days and shall be made immediately available for inspection to police and council officers on request;

18. At least one 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 officers;

19. That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers advising to the effect that CCTV is in operation at the premises. The signage shall be kept free from obstructions at all times;

20. That all relevant staff shall be trained in their responsibilities under the Licensing Act 2003, the promotion of the licensing objectives and the terms and conditions of this licence. Records pertaining to such training (‘the staff training logs’) shall be kept at the premises, shall be updated every 6 months and shall be made immediately available to police and council officers on request. The training logs shall include the trainee’s name (in block capitals), the trainer’s name (in block capitals), the date(s) of training and a declaration that the training has been received and understood by the trainee. If the staff training logs are a paper hardcopy, then the signature of the trainee, the signature of the trainer shall be included;

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

22. That customers shall use no outside area other than those who temporarily leave the premises to smoke with no more than five (5) people permitted to smoke at

one any time. The Staff shall monitor the area and ensure patrons do not obstruct the highway or cause any disturbance to their neighbours;

23. A zero tolerance drugs and weapons policy shall be in place at the premises. Anybody found with or using drugs and/or weapons will be ejected from the premises and shall not be admitted be re-admitted. Any person who is suspected of having drugs on their person will be asked to consent to a search, and should they refuse the search that person shall be ejected from the premises. All relevant staff shall be trained the drugs policy. A record of the training shall be kept in the staff training logs at the premises. The training record shall include the printed name of the trainee and the date that the training was received. These records shall be made immediately available on request by Police and authorised council officers;

24. That an incident log shall be kept at the premises to record details of any of the following occurrences at the premises:

    i. Instances of anti-social or disorderly behaviour

    ii. Calls to the police or other emergency services#

    iii. Any complaints received

    iv. Ejections of people from the premises

    v. Visits to the premises by the local authority or emergency services

    vi. Any malfunction in respect of the CCTV system

    vii. All crimes reported by customers, or observed by staff

    viii. Any other relevant incidents

The incident log shall record the time, date, location in the premises and description of each incident, details of any action taken in respect of the incident and the printed name of the person reporting the incident 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 council 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.

25. That ‘Ask for Angela’ posters (or posters relating to whatever similar scheme may be recommended by the council and / or the police at any time) shall be displayed in the toilet facilities and kept free from obstructions at all times. All staff shall be trained in the ‘Ask for Angela’ scheme (or similar scheme) and shall perform the appropriate course of action in the event of a customer requesting

assistance. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training logs at the premises. The training records shall be held at the premises and made available to Police and council officers immediately upon request;

26. 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;

27. The Premises will have a welfare and vulnerability policy. The policy shall include but not be limited to the following
    a. A clear policy on how to prevent drinks spiking
    b. How customers alleging such are cared for and reported to police.
    c. Over intoxication

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

    i. Details as to how customer / staff egress at the premises shall be managed to minimise causing nuisance
    ii. Details of public transport in the vicinity and how customers will be advised in respect of it
    iii. Details of the management of taxis to and from the premises
    iv. Details of the management of any 'winding down' period at the premises
    v. Details of the use of security and stewarding in respect of managing customer dispersal from the premises
    vi. Details of any cloakroom facility at the premises and how it is managed
    vii. Details of road safety in respect of customers leaving the premises
    viii. Details of the management of ejections from the premises
    ix. Details as to how any physical altercations at the premises are to be managed
    x. Details of how refuse / waste in the local vicinity arising through the operation of the premises will be cleared up (e.g. flyer clean up, post event clean up

29. 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.

If the premises is not to be used as a nightclub, the following should be added:

30. There shall be no music led events be that live or recorded inclusive of DJs at the venue.

The Cottage 169A BOROUGH HIGH STREET LONDON SE1 1HR

APPENDIX F



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Agenda Item 7

Meeting Name:	Licensing Sub-Committee
Date:	17 September 2026
Report title:	Licensing Act 2003: Chapter 72, Ground Floor, 72 Bermondsey Street, London SE1 3UD
Ward(s) or groups affected:	London Bridge and West Bermondsey
Classification:	Open
Reason for lateness (if applicable):	Not applicable
From:	Strategic Director of Environment, Sustainability and Leisure

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Chapter 72 Ltd to vary the premises licence granted under the Licensing Act 2003 in respect of the premises known as Chapter 72, Ground Floor, 72 Bermondsey Street, London SE1 3UD.

2. Notes:

   a) The application seeks to vary the premises licence held in respect of the premises known as Chapter 72, Ground Floor, 72 Bermondsey Street, London SE1 3UD. Existing permitted licensable activities are not under consideration at this meeting. The variation application is subject to outstanding representations submitted by 10 other persons and is therefore referred to the licensing sub-committee for determination. A copy of the existing licence is attached to this report at Appendix A.

   b) Paragraphs 13 to 17 of this report provide a summary of the application. A copy of the application submitted with the application is attached to this report as Appendix B.

   c) Paragraphs 18 to 20 of this report deal with the representations submitted in respect of the application. There are representations from 10 other persons, available in Appendix C.

   d) A map showing the location of the premises is attached to this report as Appendix E.

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

BACKGROUND INFORMATION

The Licensing Act 2003

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

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

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

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

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

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

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

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

KEY ISSUES FOR CONSIDERATION

The current premises licence

8. The current premises licence was issued on 29 October 2020.

9. The hours on the current licence are:

- Sale by retail of alcohol to be consumed on the premises:
  - Monday to Saturday: 11:00 to 22:30
  - Sunday: 12:00 to 21:30
- Sale by retail of alcohol to be consumed off the premises:
  - Monday to Saturday: 11:00 to 23:00
  - Sunday: 11:00 to 22:00
- Opening hours:
  - Monday to Saturday: 07:00 to 23:00
  - Sunday: 08:00 to 22:00.

10. The premises are operated as a coffee shop and bar.

11. The designated premises supervisor (DPS) is Rod Eslamieh, who holds a personal licence with Richmond Upon Thames.

12. A copy of the current premises licence is attached to this report as Appendix A.

The variation application

13. On 11 July 2026 Chapter 72 Ltd applied to this Council to vary the premises licence under the Licensing Act 2003 in respect of the premises known as Chapter 72, Ground Floor, 72 Bermondsey Street, London SE1 3UD. The application was deemed valid on 23 July 2026 as advertised in the notice of the application in a local newspaper.

14. The application seeks to amend condition 343 to increase the number of patrons outside the premises from four patrons to 12 patrons.

Existing	Proposed
The accommodation limit for the outside of the premises as indicated on the premises plans shall not exceed 4 patrons.	The accommodation limit for the outside of the premises as indicated on the premises plans shall not exceed 12 patrons.

15. The application form provides the applicant's operating schedule. Parts 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 varied premises licence be issued in respect of the application then the information provided in part M of the operating schedule will form the basis of any additional conditions that will be attached to the varied licence.

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

Representations from responsible authorities

17. No representations were received from any of the responsible authorities in relation to the application.

Representations from other persons

18. 10 representations were received from other persons in respect of the application.

19. The representations received from other persons raise concerns that the proposed increase in the number of patrons permitted to use the outside area is likely to result in increased noise nuisance and have an adverse impact on public safety. They further state that the current restrictions are not being adhered to, with tables and chairs being placed beyond the permitted area and runners congregating outside the premises. It is alleged that these activities are causing noise nuisance and disturbance to local residents. Copies of the representations are attached to this report as Appendix C

20. Several other persons have proposed additional conditions to be attached to the premises licence to address the concerns raised in their representations, some of which appear to be unenforceable. The list of the proposed conditions is attached to this report as Appendix D.

Conciliation

21. Copies of the representations have been forwarded to the Designated Premises Supervisor (DPS). The DPS or a representative of the licence holder are yet to respond to the representations from the other persons at the time of drafting the report.

Premises history

22. The premises licence was initially granted on 29 November 2016 to Chapter 72 Ltd, with Rod Eslamieh named as the DPS.

23. On 26 September 2017 an application to extend the hours for licensable activities was submitted and the application was granted by the Licensing Sub-Committee on 27 November 2017.

24. On 7 September 2020 an application to extend the hours for licensable activities and to amend condition 840 was submitted and the application was granted by the Licensing Sub-Committee on 29 October 2020.

25. The current premises licence was issued on 29 January 2020 following the grant of the variation application submitted on 7 September 2020.

Temporary event notices

26. The table below contains a 12 month history of temporary event notices (TEN)

Applicant	Dates	Activities	Counter Notice
Rod Eslamieh	11/09/2026 to 13/09/2026 22:30 to 23:00 on 11/9/26 and 12/9/26 13/9/26 - Normal hours	The sale by retail of alcohol (on sales) for 30 persons	No
Rod Eslamieh	7/11/2025 to 9/11/2025 7/11/25 and 8/11/25 22:30 – 23:00 9/11/25 – Normal hours	Late TEN: The sale by retail of alcohol (on sales), for 30 persons	No
Rod Eslamieh	17/10/2025 to 19/10/2025 17/10/25 and 18/10/25 22:30 – 23:00 19/10/25 – Normal hours	Late TEN: The sale by retail of alcohol (on sales), for 30 persons	No
Rod Eslamieh	10/10/2025 to 12/10/2025 10/10/25 and 11/10/25 22:30 – 23:00 12/10/25 – Normal hours	Late TEN: The sale by retail of alcohol (on sales), for 30 persons	No
Rod Eslamieh	26/9/2025 to 28/9/2025 26/9/25 and 27/9/25 22:30 – 23:00 28/9/25 – Normal hours	The sale by retail of alcohol (on sales), for 30 persons	No
Rod Eslamieh	19/9/2025 to 21/9/2025 19/9/25 and 20/9/25 22:30 – 23:00 21/9/25 – Normal hours	The sale by retail of alcohol (on sales), for 30 persons	No

Complaints

27. The table below contains a list of complaints submitted about the premises in the last 12 months:

Date	Source	Complaint
13/08/2026	Local resident	Noise nuisance from runners congregating outside the premises using the outside area having been encouraged by the café with a discount offer.
15/03/2025	Local resident	Loud amplified music from the premises which was audible at the complainant's residence above the level of TV which is intrusive, continuous and ongoing for the duration of the assessment by Noise Officers.

28. The complaint submitted to the licensing team was assessed and found not to be a breach of the premises licence. Consequently, the matter was referred to the Highways Team for investigation. The complainant was also advised to contact the Council's Noise Team should any noise nuisance arise from runners congregating outside the premises, so that the matter could be investigated accordingly.

29. The highways team subsequently confirmed that members of the running club using the footway as a meeting point and purchasing refreshments from the café do not constitute a breach of the pavement licence. They advised that the pavement licence permits the placement of tables and chairs on the highway and does not regulate individuals standing on the footway or gathering outside the premises.

Map

30. A map showing the location of the premises is attached to this report as Appendix E. The following licensed premises are situated within a 100 metre radius of the premises:

Globe House, 37 Bermondsey Street, London SE1 3XF

- Opening hours:
    - Monday to Sunday: 08:00 to 00:00
- Sale by retail of alcohol to be consumed on the premises:
    - Monday to Sunday: 12:00 to 00:00

B Street Deli Ltd., 88, Bermondsey Street, London SE1 3UB

- Opening hours:
    - Monday to Sunday: 07:00 to 00:00
- Late night refreshment – indoors and outdoors:
    - Monday to Sunday 23:00 to 23:30
- Sale by retail of alcohol to be consumed on and off the premises:
    - Monday to Sunday: 09:00 to 23:30

Giddy Grocer, 80, Bermondsey Street, London SE1 3UD

- Opening hours:
    - Monday to Sunday: 07:00 to 23:00
- Recorded music – indoors:
    - Monday to Sunday 08:00 to 23:00
- Sale by retail of alcohol to be consumed off the premises:
    - Monday to Sunday: 11:00 to 23:00
- Sale by retail of alcohol to be consumed on the premises:
    - Monday to Sunday: 11:00 to 22:30

Kin & Deum, 2, Crucifix Lane, London SE1 3JW

- Opening hours:
    - Monday to Sunday: 10:00 to 01:30
- Late night refreshment – indoors:
    - Monday to Sunday: 23:00 to 01:00
- Sale by retail of alcohol to be consumed on and off the premises:
    - Monday to Sunday: 10:00 to 01:00

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

- Opening hours:
    - Monday - Thursday 09:00 to 23:30
    - Friday and Saturday 09:00 to 00:30
    - Sunday 09:00 to 23:00

- Late night refreshment – indoors:

    - Monday to Thursday: 23:00 to 23:30
    - Friday and Saturday 23:00 to 00:00

- Live music and Recorded music – indoors:

    - Monday to Wednesday: 11:00 to 23:00
    - Thursday: 11:00 to 23:30
    - Friday and Saturday: 11:00 to 00:00
    - Sunday: 12:00 to 22:30

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

    - Monday to Wednesday: 11:00 to 23:00
    - Thursday: 11:00 to 23:30
    - Friday and Saturday: 11:00 to 00:00
    - Sunday: 11:00 to 22:30

Chapter 72, Ground Floor, 72 Bermondsey Street, London SE1 3UD

- Opening hours:

    - Monday to Saturday: 07:00 to 23:00
    - Sunday: 08:00 to 22:00

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

    - Monday to Saturday: 11:00 to 23:00
    - Sunday: 11:00 to 22:00

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

    - Monday to Saturday: 11:00 to 22:30
    - Sunday: 11:00 to 21:30

Bermondsey Street Festival, Bermondsey Street, London SE1 3UB

- Entertainment similar to live/recorded music, live music, performance of dance and recorded music – outdoors:

    - Saturday: 11:00 to 20:00

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

    - Saturday: 11:00 to 20:00

International Wine and Spirit Centre, 39-45, Bermondsey Street, London SE1 3XF

- Opening hours and sale by retail of alcohol to be consumed on the premises:

    - Monday to Sunday: 08:00 to 21:00

Jose, 104, Bermondsey Street, London SE1 3UB

- Opening hours:

    - Monday to Thursday: 12:00 to 23:00
    - Friday and Saturday: 09:00 to 23:00
    - Sunday: 10:00 to 23:00

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

    - Monday to Saturday: 12:00 to 22:30
    - Sunday: 12:00 to 22:00

Pepe Lolo, 102, Bermondsey Street, London SE1 3UB

- Opening hours:

    - Sunday to Thursday: 08:00 to 23:00
    - Friday and Saturday: 08:00 to 23:30

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

    - Sunday to Thursday: 10:00 to 22:30
    - Friday and Saturday: 10:00 to 23:00

Lahpet 39-45, Bermondsey Street, London SE1 3XF

- Opening hours:

    - Monday and Tuesday: 08:00 to 01:30
    - Wednesday to Saturday: 08:00 to 02:30
    - Sunday: 08:00 to 00:30

- Late night refreshment – indoors:

    - Monday and Tuesday: 23:00 to 01:00
    - Wednesday to Saturday: 23:00 to 02:00
    - Sunday: 23:00 to 00:00

- Recorded music – indoors:

    - Monday and Tuesday 08:00 to 01:00
    - Wednesday to Friday: 08:00 to 02:00
    - Saturday: 11:00 to 02:00
    - Sunday: 11:00 to 00:00

- Sale by retail of alcohol to be consumed off premises:
    - Monday to Sunday: 08:00 to 22:00
- Sale by retail of alcohol to be consumed on premises:
    - Monday and Tuesday: 08:00 to 01:00
    - Wednesday to Saturday: 08:00 to 02:00
    - Sunday: 08:00 to 00:00

Fleurie, 92, Bermondsey Street, London SE1 3UB

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

Sixes Social Cricket 50, Bermondsey Street, London SE1 3UD

- Opening hours:
    - Monday to Sunday: 08:00 to 02:30
- Plays, films, live music, recorded music, performance of dance – indoors:
    - Monday to Friday: 17:00 to 02:00
    - Saturday & Sunday 15:00 to 02:00
- Late night refreshment - indoors
    - Monday - Sunday 23:00 to 02:30
- Sale by retail of alcohol to be consumed on and off premises
    - Monday - Sunday 10:00 to 02:00

Lahpet, 39-45, Bermondsey Street, London SE1 3XF

- Opening hours:
    - Monday and Tuesday: 08:00 to 01:30
    - Wednesday to Saturday: 08:00 to 02:30
    - Sunday: 08:00 to 00:30
- Late night refreshment – indoors:
    - Monday and Tuesday: 23:00 to 01:00
    - Wednesday to Saturday: 23:00 to 02:00
    - Sunday: 23:00 to 00:00

- Recorded music – indoors:

    - Monday and Tuesday: 08:00 to 01:00
    - Wednesday to Friday: 08:00 to 02:00
    - Saturday: 11:00 to 02:00
    - Sunday: 11:00 to 00:00

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

    - Monday to Sunday: 08:00 to 22:00

- Sale by retail of alcohol to be consumed on premises
    - Monday & Tuesday 08:00 to 01:00
    - Wednesday - Saturday 08:00 to 02:00
    - Sunday 08:00 to 00:00

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

- Opening hours:

    - Monday to Friday: 07:00 to 21:00
    - Saturday and Sunday: 08:00 to 21:00

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

    - Monday to Sunday: 12:00 to 21:00

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

    - Monday to Sunday: 12:00 to 20:30

The Garrison Public House 99-101, Bermondsey Street, London SE1 3XB

- Opening hours:

    - Monday to Thursday: 10:00 to 23:30
    - Friday and Saturday: 10:00 to 00:30
    - Sunday: 12:00 to 22:30

- Late night refreshment – indoors:

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

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

    - Monday to Thursday: 10:00 to 23:00
    - Friday and Saturday: 10:00 to 00:00
    - Sunday: 12:00 to 22:30

Southwark Council statement of licensing policy

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

32. 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.

33. 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.

34. Members should take into consideration the Southwark statement of licensing policy, the Section 182 Guidance and the National Licensing Policy Framework for the hospitality and leisure sectors England and Wales November 2025 when making decisions. The links for these are below:

    Southwark 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)

35. The premises fall within the Borough and Bankside cumulative impact area (CIA) and it is located in a residential area.

36. Under Southwark's statement of licensing policy 2026 - 2031 the closing time for restaurants and cafes in a residential is 23:00 daily.

Climate change implications

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

38. 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.

39. 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.

40. 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

41. 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

42. 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.

43. 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.

44. 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

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

Resource implications

46. A fee of £635.00 has been paid by the applicant in respect of this application being the statutory fee payable for premises within non-domestic rateable value E.

Consultation

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

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Interim Director of Law and Governance

48. The sub-committee is asked to determine the application for variation of the licence under Section 34 of the Licensing Act 2003.

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

Principles for making the determination

50. The sub-committee is asked to determine the application for variation of the licence under Section 34 of the Licensing Act 2003.

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

52. The general principle is that applications for premises licence applications must be granted unless relevant representations are received. This is subject to the proviso that the applicant has complied with regulations in advertising and submitting the application.

53. Relevant representations are those which:

- Are about the likely effect of the granting of the application on the promotion of the licensing objectives.
- Are made by an interested party or responsible authority.
- Have not been withdrawn.
- Are not, in the opinion of the relevant licensing authority frivolous or vexatious.

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

- Grant the application as submitted

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

- To reject the application.

Conditions

55. The sub-committee's discretion is thus limited. It can only modify the conditions put forward by the applicant, or refuse the application, if it is necessary to do so. Conditions must be necessary and proportionate for the promotion of one of the four licensing objectives, and not for any other reason. Conditions must also be within the control of the licensee and should be worded in a way which is clear, certain, consistent and enforceable.

56. The four licensing objectives are:

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

57. Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.

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

59. Members are also referred to the Home Office Revised Guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

Reasons

60. If the sub-committee determines that it is necessary to modify the conditions, or to refuse the application for a premises licence application, it must give reasons for its decision.

Hearing procedures

61. Subject to the licensing hearing regulations, the licensing committee may determine its own procedures. Key elements of the regulations are that:

- The hearing shall take the form of a discussion led by the authority. Cross examination shall not be permitted unless the authority considered that it is required for it to consider the representations.

- Members of the authority are free to ask any question of any party or other person appearing at the hearing.

- The committee must allow the parties an equal maximum period of time in which to exercise their rights to:

    - Address the authority
    - If given permission by the committee, question any other party.
    - In response to a point which the authority has given notice it will require clarification, give further information in support of their application.

- The committee shall disregard any information given by a party which is not relevant to the particular application before the committee and the licensing objectives.

- The hearing shall be in public, although the committee may exclude the public from all or part of a hearing where it considers that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing, taking place in private.

- In considering any representations or notice made by a party the authority may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.

62. This matter relates to the determination for variation of the licence under Section 34 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

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

63. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.

64. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.

65. As a quasi-judicial body, the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.

66. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e., are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, working or engaged in normal activity in the area concerned.

67. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.

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

69. Under the Human Rights Act 1998, the sub-committee needs to consider the balance between the rights of the applicant and those making representations to the application when making their decision. The sub-committee has a duty under section 17 Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.

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

Guidance

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

Strategic Director of Resources

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

BACKGROUND DOCUMENTS

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

APPENDICES

Name	Title
Appendix A	Current premises licence
Appendix B	Copy of the application
Appendix C	Representations from other persons
Appendix D	Proposed conditions from other persons
Appendix E	Map of the area

AUDIT TRAIL

Lead Officer	Aled Richards, Strategic Director Environment, Sustainability and Leisure
Report Author	Ola Owojori, Principal Licensing Officer
Version	Final
Dated	26 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	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		27 August 2026

APPENDIX A

Licensing Act 2003
Premises Licence

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

Premises licence number 873212

Part 1 - Premises details

Postal address of premises, or if none, ordnance survey map reference or description	
Chapter 72 Ground Floor 72 Bermondsey Street London SE1 3UD Ordnance survey map reference (if applicable), 533204179798	
Post town London	**Post code** SE1 3UD
Telephone number	

Where the licence is time limited the dates

Licensable activities authorised by the licence

Sale by retail of alcohol to be consumed on premises
Sale by retail of alcohol to be consumed off premises

The opening hours of the premises

For any non standard timings see **Annex 2**

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

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

Sale by retail of alcohol to be consumed on premises
Sale by retail of alcohol to be consumed off premises

The times the licence authorises the carrying out of licensable activities
For any non standard timings see Annex 2 of the full premises licence

Sale by retail of alcohol to be consumed on premises

Monday	11:00 - 22:30
Tuesday	11:00 - 22:30
Wednesday	11:00 - 22:30
Thursday	11:00 - 22:30
Friday	11:00 - 22:30
Saturday	11:00 - 22:30
Sunday	11:00 - 21:30

Sale by retail of alcohol to be consumed off premises

Monday	11:00 - 23:00
Tuesday	11:00 - 23:00
Wednesday	11:00 - 23:00
Thursday	11:00 - 23:00
Friday	11:00 - 23:00
Saturday	11:00 - 23:00
Sunday	11:00 - 22:00

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence
Chapter 72 Ltd
Ground Floor
72 Bermondsey Street
London
SE1 3UD

Registered number of holder, for example company number, charity number (where applicable)
10411379

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

Rod Eslamieh

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol
Licence No.
Authority.

Licence Issue date 29/10/2020

Head of Regulatory Services
Hub 1, 3rd Floor
PO Box 64529
London, SE1P 5LX
020 7525 5748
licensing@southwark.gov.uk

Annex 1 - Mandatory conditions

100 No supply of alcohol may be made under the Premises Licence -
(a). At a time when there is no Designated Premises Supervisor in respect of the Premises Licence; or
(b). At a time when the Designated Premises Supervisor does not hold a Personal Licence or his Personal Licence is suspended.
101 Every supply of alcohol under the Premises Licence must be made, or authorised by, a person who holds a Personal Licence.
485 (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises –
(a) games or other activities which require or encourage, or are designed to require, encourage, individuals to -
(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
(ii) drink as much alcohol as possible (whether within a time limit or otherwise);
(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner carries a significant risk of undermining a licensing objective;
(d) selling or supplying alcohol in association with promotional poster or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner; and
(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
487 The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
488 (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served

alcohol, identification bearing their photograph, date of birth and either

(a) a holographic mark; or

(b) an ultraviolet feature.

489 The responsible person shall ensure that -

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

(i) Beer or cider: 1/2 pint;

(ii) Gin, rum, vodka or whisky: 25 ml or 35 ml; and

(iii) Still wine in a glass: 125 ml;

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

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

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

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

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

(b) "permitted price" is the price found by applying the formula P = D + (D x V), where-

(i) P is the permitted price,

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

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

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

(i) the holder of the premises licence:

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

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

(iv) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(v)"value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

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

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

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

Annex 2 - Conditions consistent with the operating Schedule

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

289 All CCTV footage be kept for a period of 31 days and shall on request be made immediately available to officers of the police and the council. There will be at least one person on duty at all times that is familiar with the operation of the CCTV and able to download the footage upon request.

293 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.

340 That an incident book shall be kept and maintained at the premises recording at the premises.

4AA That a challenge 25 scheme shall be maintained at the premises requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.

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

4AI That a register of refused sales of alcohol shall be maintained. 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.

341 The written dispersal policy provided shall be kept at the premises with the licence and made available for inspection by authorised officers

342 The accommodation limit for the inside of the premises shall not exceed 30 patrons.

343 The accommodation limit for the outside of the premises as indicated on the premises plans shall not exceed 4 patrons.

344 Any 'off sales' of alcohol that are not for consumption in the outside area as indicated on the plan shall be sold in sealed containers and taken away from the premises with the exception of mulled wine, liqueur coffee and hot chocolates provided over the Christmas period.

345 That clear legible signage shall be prominently displayed where it can be easily seen and read, requesting that alcohol sold as off sales should not be opened and consumed in the vicinity of the premises.

346 All off sales of alcohol shall be for consumption away from the premises with the exception of those seated at the tables outside.

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

841 That no more than five patrons will be permitted outside the premises to smoke at any one time.

842 That all deliveries and collections of waste shall be made between the hours of 08:00 and 20:00 each day.

843 That the depositing of waste glass into external waste receptacles shall not take place between 20:00 and 08:00 the following day.

844 That the premises shall display and make available a telephone number for the management to be contacted.

845 That the premises shall not operate happy hours drink promotions at the premises at any time.

846 That alcohol shall only be consumed by persons who are seated in the premises.

805 Prominent signage must be displayed asking customers making off-sale purchases to consume their purchases away from the vicinity.

Annex 4 - Plans - Attached

Licence No.	873212
Plan No.	N/A
Plan Date	27/ 9/2017

APPENDIX B

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

11/07/2026
Business - Application to vary a premises licence under the Licensing Act 2003
Ref No. 2600611

Name of Applicant

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

Name(s)	Chapter 72 Ltd
Premises licence number	873212

Notes for Guidance

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

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:

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

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

o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.

• Recorded Music: no licence permission is required for:

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

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

o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

• Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.

• Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:

o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;

o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;

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

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

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

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

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

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

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

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

9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
11. Please list here steps you will take to promote all four licensing objectives together.
12. The application form must be signed.
13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
15. This is the address which we shall use to correspond with you about this application.

Premises Details

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

£	31,000

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

Address Line 1	72 BERMONDSEY STREET
Address Line 2	
Town	LONDON
County	
Post code	SE1 3UD
Ordnance survey map reference	
Description of the location	
Telephone number	[redacted]

Part 2 - Applicant details

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

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

Part 3 Variation

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

Please tick	Yes

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

(DD/MM/YYYY)	

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

	No

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

	Chapter 72 is a coffee shop & bar. We are proposing adding an additional two tables and 8 stools to our existing outside furniture in front of the shop. Our proposal has been seen and in principle agreed on by the Highways Licensing and Enforcement department at Southwark Council.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time please use the drop down below to select the number

Please select number from range	Less than 5000

Notes

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

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

IN ALL CASES COMPLETE BOXES K, L AND M

Operating Schedule part 4

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

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

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

Supply of alcohol (if ticking fill in box J)

	j) Supply of alcohol

In all cases complete boxes K, L and M

J - Supply of Alcohol

Will the supply of alcohol be for consumption (Please read guidance note 9)

	On the premises

Standard days and timings for Supply of alcohol (Please read guidance note 8)

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

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

State any seasonal variations for the supply of alcohol (Please read guidance 6)

	n/a

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, (Please read guidance note 7)

	n/a

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

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

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

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

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please read guidance note 10)

	n/a

Guidance Notes

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

L - Hours premises are open to public

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

Day	Start	Finish

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

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

State any seasonal variations (Please read guidance note 6)

	n/a

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, (Please read guidance note 7)

	n/a

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

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

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

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

	To amend condition 343 to increase the number of patrons outside the premises from 4 patrons to 12 patrons

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

	[redacted]

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

Reason for not uploading the premises licence

M - Steps to promote four licencing objectives

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

Strong training procedures in places so all staff are aware of the 4 licensing objectives.
- CCTV installed with the correct date and time.
- Keeping an incident log on the premises.
- Prevent Violence, theft , drug use and anti - social behaviour
- Clear signage of our licensing hours.

b) the prevention of crime and disorder

- CCTV in place and working.
- Working proactively with local police and community safety teams.
- Clear signage that we operate a zero tolerance to drunk and disorderly behaviour, and drug use.

c) public safety

- The team are trained in all aspects of our Fire safety regulations.
- Making sure that all pathways outside the shop are clear for the general public.
- Keeping the Fire Escape clear at all times
- That capacity numbers both inside and outside are strictly adhered to.

d) the prevention of public nuisance

- Clear signage asking guests to keep noise to a minimum when outside the premises and to respect our neighbours.
- To not serve anyone behaving in a drunk or disorderly way.
- To keep our amplified music to a reasonable level and to be turned off once last orders have been done.

e) the protection of children from harm

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

	- Clear 'Challenge 25' information to prevent the sale of alcohol to underage drinkers. - I.D Checks by staff members. - All children must be accompanied by an adult.

Guidance note 11

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

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

Upload proposed plans	[redacted]
Upload existing plans	

Checklist

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

Declaration

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

I agree to the above statement

	I agree
PaymentDescription	
PaymentAmountInMinorUnits	
AuthCode	
LicenceReference	

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

Full name	Rod Eslamieh
Capacity	Owner
Today's date (DD/MM/YYYY)	11/07/2026

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

Where the premises licence is jointly held, enter the 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (guidance note 14). If completing on behalf of the applicant state in what capacity

Full name	
Capacity	
Today's date (DD/MM/YYYY)	11/07/2026

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

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

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

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

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

APPENDIX C

Other person One

Bermondsey,
London.

[redacted]

12 August 2026

Re Licensing Application No. 889771 – Chapter 72, 72, Bermondsey Street

I am writing in order to make representations about the application that has been made to vary the premises licence in respect of Chapter 72 at 72, Bermondsey Street.

I will begin by explaining the relative locations of the premises and my home. My property is [redacted] to the premises. My house projects slightly [redacted] of the street line and I have windows to both my living room and main bedroom which look directly [redacted] at the entrance to 72, Bermondsey Street. Customers seated outside the premises are only a few feet away. Even when talking at a normal volume, they are audible inside my home. The main door to the premises is also only a few feet away from these windows. The premises also has large front windows which, following the grant of a planning application to which I objected, now open. This means that if loud music is played inside the premises and the door and/or windows are open, this is audible in my home.

It is also important to bear in mind that the premises are in fact bounded by residential properties on three sides. The residents have all experienced a long history of noise nuisance from Chapter 72.

The application to which I am objecting would increase the number of customers permitted outside the premises from 4 to 12. Before setting out my detailed objections to this, it is useful to consider the licensing history.

A premises licence application was first made for the premises in 2016. At that time, in a conciliation statement provided by the applicant they stated *"We ... have no intention of putting tables and chairs outside*". The licence was granted on that basis.

Despite that assurance from the applicant, in 2017 a variation application was made to permit seated customers outside the premises. Reluctantly I agreed, provided the number was limited to 4 people, and a variation was granted on that basis. It appeared that a limit of 4 was a reasonable compromise. Whilst there may be some noise from customers outside, it was unlikely to be excessive.

Although no change was made to the premises licence, a temporary extension to the pavement licence was granted in 2020 as a result of which the limit of 4 people outside was routinely broken. This caused significantly more noise within my home.

That situation was partially resolved in 2021 when the pavement licence was re-issued with a limit of 2 tables and 4 chairs. Sadly, as explained in more detail below, this limit was frequently broken and the Highways department were involved in taking steps to ensure compliance with the licence.

The pavement in Bermondsey Street has now been widened and the Highways department appear to have decided that this makes it appropriate to allow more tables and chairs on the highway. It seems that the pavement licence for the premises has been varied to allow for 4 tables and 12 chairs, though they have yet to explain to me how this change came about as no public notice of the proposed variation was displayed at the premises.

In this application the applicant states that their proposal has been seen and agreed to by the Highways Department. However, I would stress that the considerations for them are very different from those which apply to a premises licence. The crucial issue to consider is the extent to which the granting of the application would lead to an adverse impact on the licensing objective of preventing public nuisance.

It does not follow that, simply because there may now be more room to place more tables and chairs safely on the highway, it is consistent with the licensing objectives to do so. Consideration must be given to the impact on the residential neighbours of having now 12 people sitting outside compared to the previous limit of 4.

I do not need to speculate on the likely impact permitting such a change as I have personal experience of the increase in noise which comes about when there are more customers outside. This is because of what happened in 2020 and also because, despite the applicant acknowledging that they need to change the terms of their licence to permit more than 4 people outside, they have, since the day they placed the notice of their application in their window, operated as if their application had already been granted. There are now regularly 8 to 10 people sitting outside. This change is noticeable within my home.

Conversations taking place in the street outside the premises – especially if voices are raised – a common circumstances when people have been drinking – is clearly audible from my sitting room and main bedroom. These customers often make sufficient noise not only for it to be audible inside but is so significant that we have to turn up the sound on the television. I have on several occasions spoken to customers seated outside and pointed out to them that their conversations are clearly audible to me in my house.

Not only does an increase in numbers of people talking lead to an overall increase in volume but also conversations tend to be louder where larger groups of people are involved – a group of 6 or 8 people are much more likely to be noisy – especially after drinking – than a group of 4. One of the advantages of the current limit of 4 people outside is that it prevents large noisy groups from forming.

Another factor which increases the noise from customers outside is the fact that loud music which is played inside is now clearly audible to them outside when the windows are open – which is most of the time. Those sitting outside then have to speak more loudly to hear each other over the sound of the music.

In short, I know from actual experience that allowing more than 4 people to sit outside will cause me a nuisance at home.

I also object to the proposed increase on the ground that even the limit of 12 proposed is unlikely to be met in practice due to the applicant's repeated failure to observe the terms of their licences. I attach for your information just one photograph of many I have showing how many people were sitting outside at a time when both the pavement licence and the premises

licence only permitted 4 customers outside. This was taken on 3 August 2024. As a result of these breaches I complained to the Highways Department. Their response to my complaint in an e-mail dated 24 July 2024 was "*I have escalated this to my manger in line with the possibility of revoking the current licence as we have engaged previously with the owners on several occasion*." Shortly thereafter the limit of 2 tables and 4 chairs was again being observed, a welcome improvement.

However, this improvement was not to last, as shown in the second photograph, which was taken on 24 May this year and which shows a large group of 8 people and another of 4, making 12 people in total.

This failure to comply with the terms of the licence also applies to the physical limits of their permission. Although they are only permitted to have tables and chairs outside their own frontage, it is often the case that these are located outside number 74 and also across the entrance to Carmarthen Place. (The presence of tables outside No. 74 is clearly shown in the first of my two photographs.) Only this week I observed a motorist seeking to drive into Carmarthen Place have to stop and wait whilst a table of 4 people moved themselves out of the way.

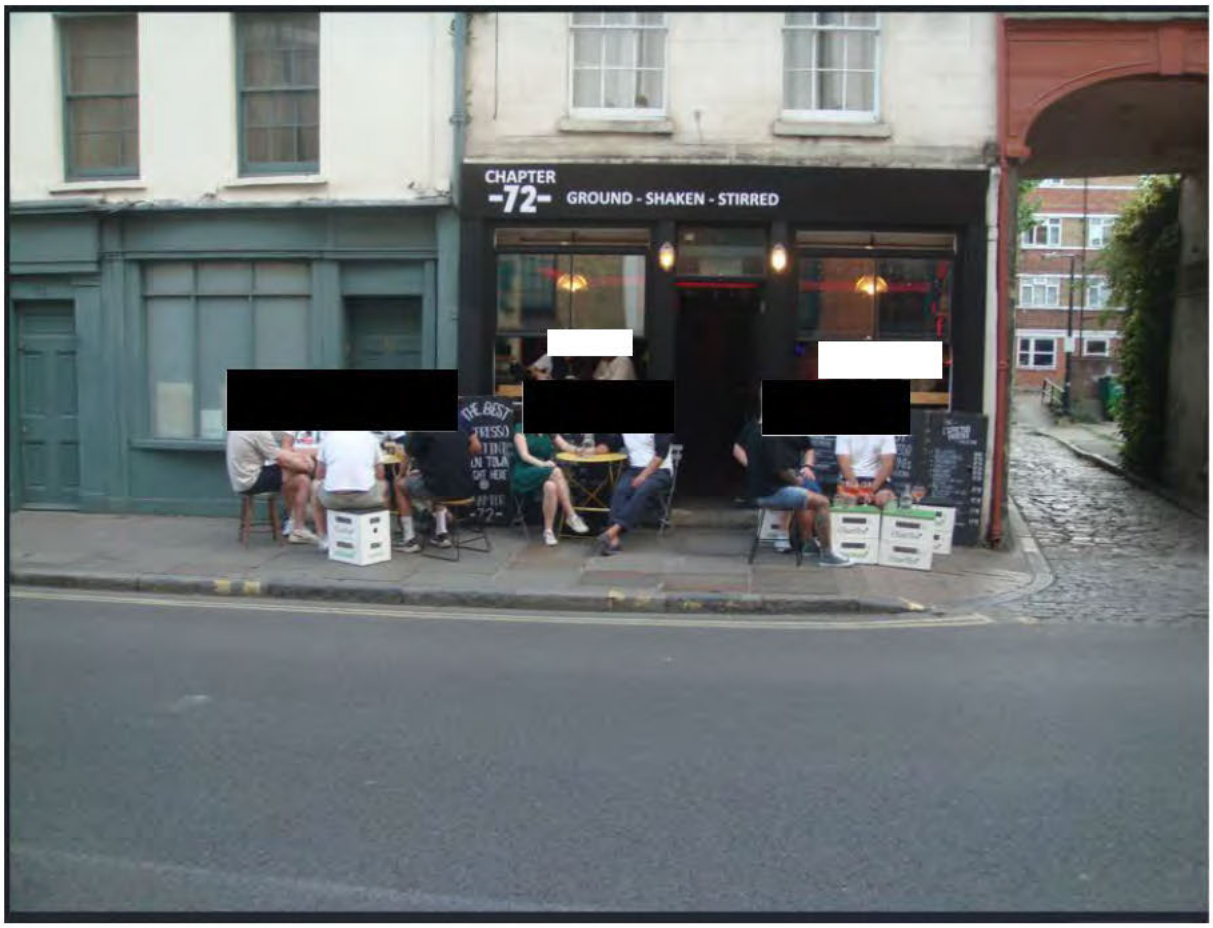
In view of all this I would ask that, whether the application is granted or not, a new licence condition is added which requires CCTV coverage – which is already required for the inside of the premises – to be extended to cover the whole of the external frontage. This will assist in policing compliance with the external seating condition.

I am aware that several of my neighbours are also experiencing ongoing nuisance as a result of the loud music played at the premises. This used to be less of a problem for me but now that the windows are often open, it has become another significant nuisance in my home too. I wish to make it clear to the applicant that I would wish to seek an addition to the licensing conditions which prevents music being played which is audible within neighbouring premises and that this condition should be supported by a requirement that all amplified music should be played through a noise limiter which should be calibrated to the satisfaction of a licensing officer, thereby ensuring no further noise escape.

I anticipate that a licensing hearing will take place and I look forward to receiving notice of that.

Yours sincerely,

[redacted]


CHAPTER
-72-
GROUND - SHAKEN - STIRRED


Galaxy A15 5G
24/05/2026 8:36 pm

Other person Two

[redacted]
London,

12 August 2026

Re Licensing Application No. 889771 – Chapter 72, 72 Bermondsey Street

I fully concur with the comments submitted by [redacted] of [redacted] Bermondsey Street and will not repeat his detailed remarks.

I wish to add a few further points from our experience at living at Bermondsey Street (Myself, my & .

Although we are roperty further away from Chapter 72 than [redacted], the noise from the premises remains highly obtrusive, particularly at weekends. Loud music is regularly played through open windows, compounding the noise made by customers sitting outside, who now have to talk louder to be heard, to the extent that I have to wear noise-cancelling headphones in my own sitting room in order to cope. I have previously asked the owners to reduce the volume; they agreed at the time but did not follow through.

In addition, the owners permit a running club to congregate outside the premises every Friday and Sunday in the early morning. This results in dozens of people gathering, talking loudly and excitedly, and creates a significant and recurring noise disturbance for nearby residents.

The current application to add more outside tables would inevitably increase the number of people seated and socialising in the street area, thereby compounding an already serious noise problem. This view is shared by many other residents, who will hopefully make their own representations.

I therefore ask the council not only to reject this application, but also to reconsider the wider impact of Chapter 72's operation on the amenity of surrounding residents, many of whom have lived here long before Chapter 72 opened.

In my experience, many entertainment venues in London manage to operate in a way that is considerate to their neighbours. Unfortunately, Chapter 72 has not shown itself to be one of those.

Other person Three

[redacted] and [redacted]
[redacted] l
London
email: [redacted]

12 August 2026

Licensing Department
Southwark Council
By email: licensing@southwark.gov.uk

Re Licensing Application No. 889771

We are writing in order to object to the latest application by the Chapter 72 café at 72 Bermondsey Street ("the Café") to vary its premises licence.

We understand that the Café is currently allowed 2 tables and 4 chairs outside the property; and that the owners seek permission to add 2 further tables and 8 further stools.

We object to this because we believe it will lead to yet more public noise nuisance and disturbance to ourselves and our neighbours whose residential properties surround the Café.

We refer to Chapter 72 as the Café for ease of reference only. In reality it is now only a neighbourhood café in the day: in the evening it is a noisy cocktail bar, inappropriately located in the middle of the oldest part of Bermondsey Street, in a row of Grade II listed buildings which are primarily residential.

We have lived at [redacted] Bermondsey Street for over 20 years. Our [redacted] aged [redacted] and [redacted] have grown up here. Our home is [redacted] to the [redacted] of the Café, as you look at it from Bermondsey Street, which can be seen in this photograph taken by our neighbour [redacted] at [redacted] Bermondsey Street:



The front room on the ground floor of our home is set up to be used in part as a home office. However the noise from conversations at the tables in the Café, even when they are not positioned directly in front of the window as they are in this image, now makes this impossible, as we can hear every word being said. We cannot realistically join remote work meetings from the home office given the background noise.

As well as tables from the Café being positioned in front of our window, we regularly come home to find Lime bikes or personal bikes from Café users propped up against our home.

We are aware that the tables also often extend across the entrance to Carmarthen Place (to the right on the photo).

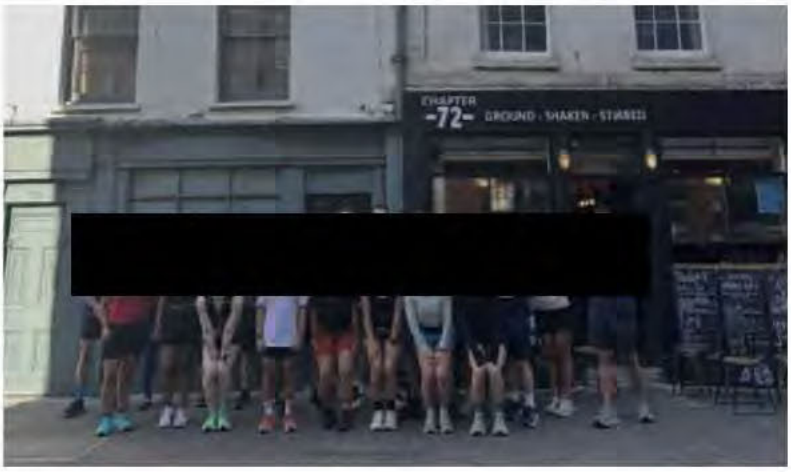
The front room on the first floor of our home, the windows of which can be seen in the above image, is our living room. In the summer months and especially during the current heatwave we need to open the windows. However this brings with it noise pollution from people standing or sitting outside the Café who often need to speak loudly to be heard over the music; and who are often drinking alcohol and so louder as a result. This makes it hard for us to enjoy a quiet evening or watch television in peace.

The long back room on the ground floor of our home used to be our children's playroom. It is now used by [redacted] as a creative workshop space and is where we host guests. The room follows the length of the Café through a shared party wall. The loud music from the Café as well as their very loud hand drier in the toilet are audible through the shared wall.

We can therefore well understand why our neighbour [redacted] Carmarthen Place is also able to hear the music through the other Café wall [redacted] bedroom. We were particularly saddened to read that this is making it hard for to rest, given [redacted].

We were told by the owner when the Café first opened that it would not really be an alcohol-based venue. He suggested that the alcohol licence when it was applied for was only intended to be for "*the occasional glass of red wine over book club*". Our experience of hearing the sound of club-style music and noisy guests drinking cocktails is very far removed from what we were told would happen.

We are also inconvenienced by the running club which meets outside the Café on Friday and Sunday mornings each week. As can be seen from the image below from the running club's social media account, they appear to have no recognition of, or concern for, the fact that the green building to the left of the Café is a private home. On a Friday morning in particular the runners regularly congregate in front of our ground floor window. On some occasions there have been so many of them we have had to ask them to step aside to let us leave through our main front door (the door to the far left on the image) to get to work and school.



We have seen the objections made by [redacted]. Her photographs provide even more evidence of the number of runners who congregate [redacted] and the noise they inevitably make.

We are concerned that if this application is granted, it will lead to more people congregating and making noise outside the Café, throughout the day and into the evening. This will only worsen the noise nuisance and disorder from the Café which we and other neighbours currently experience, including in the ways set out above.

Southwark's website states the licence currently has a condition 343 that "*The accommodation limit for the outside of the premises as indicated on the premises plans shall not exceed 4 patrons*". We understand that this means that there should be no more than 4 people congregating outside the Café at any one time (although we note that condition 841 permits "*no more than five patrons…outside the premises to smoke at any one time*").

Our experience is that this is breached on a very regular basis: especially in the very hot weather recently there have been many more than 4/5 people outside the cafe. We would suggest that this is happening on a daily, or almost daily, basis at present. The photo above from [redacted] in 2024 and the one taken on 12 August 2026 in [redacted] representations confirm this.

We do not therefore consider that the Café owners are complying with the conditions currently on their licence.

We understand that after the pavement in Bermondsey Street was widened, the Southwark Highways Department granted the Café permission to have 4 tables and 12 chairs/stools outside. We do not recall being consulted on this issue by the Highways Department or even informed about it. This is unfortunate given the history of objections that we and other neighbours have made to the operation of the Café.

We assume that the current licensing application is intended to align the conditions of the licence with the decision that the Highways Department has made. In other words, we understand that the owners are currently permitted 4 people outside by condition 343 but now seek to increase that to 12 (the 4 they are currently permitted, plus those sitting on the proposed 8 new stools).

This would amount to a three-fold increase in the number of people condition 343 permits the Café to have congregating outside. Larger groups of people outside, especially those who have been drinking, will inevitably make more noise.

Given the extensive nuisance already caused by the activities of the Café to ourselves and other neighbours, we do not consider that this increase is merited.

Although the pavement is now wider than that in the two images above, given our experience of the Café to date, we think it highly likely that any further tables and stools will not be limited to the pavement area directly in front of the Café but will continue to be placed in front of the window of our home, causing direct noise nuisance into our ground floor home office. Even if the tables and stools are confined to the area directly in front of the Café, the noise from them will travel up to our first floor living room.

We observe that if the application is granted, it is likely that the pavement in front of the Café and nearby will become blocked with “tourist drinkers”, thereby defeating the purpose of the pavement widening.

We have seen the objections made by [redacted] and agree with all they have said. We would support their suggestions that whether the application is granted or not, new licence conditions are added to (1) require CCTV coverage of the front of the Café, to enable compliance with the external seating condition to be checked; (2) prevent music being played which is audible within neighbouring premises; (3) require amplified music to be played through a noise limiter; (4) require staff to actively manage and disperse noisy or excitable groups outside; (5) ensure that the Café’s furniture does not obstruct the pavement in front of our property or of the entrance to Carmarthen Place; and (6) ensure a firm start time of no earlier than 8am for any organised group bookings or gatherings, including the running club, seven days a week.

We note from the website that there have already been 3 objections to this application and we are aware that other neighbours plan to object. We therefore look forward to receiving details of the licensing hearing.

If you require any further information kindly let us know.

Yours sincerely,

[redacted] and [redacted]

[redacted] and [redacted]
[redacted]
London
email: [redacted]

20 August 2026

Licensing Department
Southwark Council
By email: **licensing@southwark.gov.uk**

Re Licensing Application No. 889771

We are writing further to our letter dated 12 August 2026 to provide further evidence in support our objections to the application by the Chapter 72 café at 72 Bermondsey Street ("the Café") to vary its premises licence.

In our letter dated 12 August 2026 we noted that condition 343 of the Café's licence was to the effect that the "*The accommodation limit for the outside of the premises as indicated on the premises plans shall not exceed 4 patrons*" (save that condition 841 permits "*no more than five patrons…outside the premises to smoke at any one time*").

We suggested that the Café was breaching this requirement on a very regular, perhaps daily, basis. The photographs below from the last week show that on every day of the last week there have been more than 4 people outside the Café and/or that the Café staff actively encourage this by placing up to 10 stools and 4 tables outside each day.

We therefore consider that the owners of the Café are regularly breaching the current conditions on their licence, of which they are well aware, and are already acting as if the application to extend it has been granted when it has not.

Accordingly, we can have no confidence that the owners of the Café will comply with any further extension to their licence that is granted. We invite the Council to take this into account in deciding whether to grant the current application.

If you require any further information kindly let us know.

Yours sincerely,

[redacted] and [redacted]

Annex

Friday 14.8.26, 7.04 pm



Saturday 15.8.26, 1.25 pm



Saturday 15.8.26, 10.48 am



Sunday 16.8.26 5.37 pm



Monday 17.8.26 8.31 pm



Tuesday 18.8.26 11.58 am



Wednesday 19.8.26, 2.57 pm



Thursday 20.8.26, 8.50 am



Other person Four

From: [redacted]
To: Regen, Licensing
Subject: Fw: Objection to Chapter 72's licence variation and request for review of its current permissions. No. 889771
Date: 20 August 2026 16:02:23

You don't often get email from [redacted] Learn why this is important

Sent from Yahoo Mail for iPhone

Hi I have forwarded my email to include our address many thanks

[redacted]

Begin forwarded message:

On Thursday, August 20, 2026, 3:49 pm, Regen, Licensing <Licensing.Regen@southwark.gov.uk> wrote:

> Good afternoon,
> Thank you for your email.
> However, we are unable to process your representation as you have not provided your full postal address.
> Please provide a postal address to make this a valid representation
> Also please note that If you don't want your address to be given you must ask your local ward councillor or residents' association to object for you on your behalf.
> Regards,
>
> Southwark Licensing Team
>
> **From:** [redacted]
> **Sent:** Thursday, August 20, 2026 2:32 PM
> **To:** Regen, Licensing
> **Subject:** Objection to Chapter 72's licence variation and request for review of its current permissions. No. 889771
>
> You don't often get email from [redacted]. Learn why this is important
>
> Dear Licensing Team,
>
> I am writing as a long-standing local resident to object strongly to Chapter 72's application to increase the number of people permitted outside from 4 to 12. I also ask the Council to review whether Chapter 72 should retain its current pavement permission, because the existing restrictions are already being repeatedly disregarded.
>
> My family has lived in this area for more than 60 years. My [redacted] uses a wheelchair [redacted] Bermondsey Street is an important and necessary route for
>
> The tables, chairs and groups of customers outside Chapter 72 frequently make the pavement and the passage through

Carmarthen Place impassable for a wheelchair. My cannot simply squeeze between the furniture and customers. On occasions, has been forced into the road or the middle of the street to get past. This is dangerous, frightening and wholly unacceptable, particularly for an older and medically vulnerable wheelchair user.

The same obstruction affects other disabled people, elderly residents, parents with pushchairs and anyone with limited mobility or impaired vision. I also regularly walk through this area with my dog when visiting a friend on the Tyers Estate. There are occasions when my dog and I cannot get through and must change our route because the passage is blocked.

A wheelchair user should not have to enter a carriageway and face moving vehicles simply because a business has been allowed to occupy too much of a narrow public footway. The Council has a responsibility to protect the safety of its residents and to ensure that public routes remain accessible.

The current situation raises serious concerns under the **Equality Act 2010**, including the public sector equality duty in section 149. The Council must have due regard to the need to eliminate discrimination and advance equality of opportunity for disabled people. It should properly consider the real effect of this arrangement on wheelchair users, rather than treating the available pavement width as a purely technical measurement.

There are also concerns under the **Highways Act 1980**, because the tables, chairs and crowds repeatedly obstruct the public highway and force pedestrians into the road. The Council should not continue permitting an arrangement that creates a foreseeable risk of injury.

Chapter 72 is already supposed to have only four people outside, but there are frequently far more than four. Increasing the permitted number to twelve would make an already unsafe situation considerably worse. If the present limit is not being observed or enforced, there is no reasonable basis for believing that a higher limit would be properly managed.

The café is not, in my experience, operating for the benefit of the established residential community. Its prices mean that many local residents cannot afford to use it regularly, and it appears principally directed toward visitors and tourists. Residents should not lose the safe use of their own pavements and access routes to facilitate a commercial business.

There is also a troubling atmosphere of hostility toward residents. Café staff appear to resent residents standing near or passing the premises and sometimes behave as though they have greater rights over the space than the people who live here. Residents should not be made to feel looked down upon, intimidated or unwelcome in their own neighbourhood.

The Council has a direct responsibility for the safety and wellbeing of its residents. At present, residents are being placed in a situation where they cannot safely get home, reach neighbouring properties or travel to essential medical appointments without encountering an obstructed pavement or being forced into the road. By allowing this to continue, the Council risks neglecting the very people it is required to protect.

I therefore ask the Council to:

1. Refuse Chapter 72's application to increase the outside allowance from 4 to 12 people.
2. Review its existing pavement licence and current permissions.
3. Investigate the repeated obstruction caused by its tables, chairs, customers and organised groups.
4. Carry out an accessibility assessment specifically addressing wheelchair users and other disabled pedestrians.
5. Conduct an on-site inspection at the times when the café when it is busy including when the running group is there
6. Require an unobstructed and genuinely usable pedestrian route to be maintained at all times.
7. Take enforcement action where the existing conditions have been breached.

The safety and legal rights of disabled and elderly residents must be given greater weight than the commercial convenience of one café.

Yours faithfully,

[redacted]

[redacted] London

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

Other person Five

[redacted]
[redacted]Bermondsey Street
London SE1 3UD
Email: [redacted]

Licensing Department
Southwark Council
By email: licensing@southwark.gov.uk

13th August 2026

Re: Licensing Application 889771 – Chapter 72

I am writing to object to latest application by Chapter 72 to vary its premises licence.

I live at [redacted] Bermondsey Street and have been a resident for over 20 years. Since Chapter 72 opened, the incremental licences that have been granted have been to the detriment of local residents. The owners already disregard the current terms of the licence, for the past few years there are regularly over 12 people congregating outside, a combination of sitting and standing. This is further exacerbated by the large numbers of runners who congregate outside on Friday and Sunday mornings.

With seating for 12 outside, there is a tendency for the chairs and tables to extend beyond the frontage of Chapter 72, blocking the entrance to 74 Bermondsey Street, and also extending in front of Carmarthen Place, meaning vehicles are unable to pass through before the chairs and tables are moved.

The noise levels frequently rise to a level where we cannot have our windows open, and we must turn the volume on the TV up to be able to hear it. This is in part caused by most of the people sitting outside drinking alcohol, and later in the evenings due to the loud music being played inside Chapter 72. It is more of a bar rather than a café.

It's also difficult to deal with the management at Chapter 72 as they can be aggressive, and I have been threatened by them on one occasion, which now makes me reluctant to complain in person regarding the frequent noise issue.

I note from the website that there are several other objections. I look forward to receiving details of the licensing hearing.

Yours sincerely,

[redacted]

Other person Six

[redacted]Carmarthen Place, London, SE1 3TS

12 August 2026

Re: Licensing Application No. 889771 – Chapter 72, 72 Bermondsey Street, London SE1 3UD

Dear Licensing Team,

I am writing in support of the objection submitted by my [redacted] and to give my own account of an incident I witnessed on Friday 21 March 2025.

The running club hosted by Chapter 72 had been gathering regularly on Friday and Sunday mornings for some time, and this had been disturbing our sleep. On the morning in question, we were woken again at around 7:15am by loud laughing and conversation outside, similar in volume to a pub in the evening.

My wife has spoken to the running club on several previous occasions, asking them politely to be more considerate of the neighbours, and suggesting they might meet at a nearby park instead of this residential stretch of the road. She had explained that the noise travels down the archway to Carmarthen Place, across Bermondsey Street, and back towards Tyers Estate, all of which are residential. On previous occasions, she was drawn away from the group to speak to someone individually, with no real change in behaviour afterwards.

On this occasion, she again went out to ask them to be considerate. This time she remained on Bermondsey Street itself, speaking to the group directly. I could see her from our upstairs window. She was there longer than usual, and the atmosphere appeared to me to have become more tense, so I got dressed and went out to check on her.

When I arrived, I saw the manager standing directly in front of my wife, well inside arm's length of her face, with another member of staff positioned close behind her. Neither was touching her, but the positioning appeared to me to be a deliberate attempt at intimidation. Once I approached, and with a number of bystanders having gone quiet, the manager stepped back from my wife.

I am providing this account because I was a direct witness to this incident, and I believe it is relevant to Licensing Application No. 889771, in which Chapter 72 seeks to increase its permitted outdoor capacity from 4 to 12. The premises' current licence, condition 343, limits the outside accommodation of the premises to 4 patrons, a limit first set following the 2017 Licensing Sub-Committee hearing. The runners are not passers-by: they are patrons of Chapter 72, gathering at the premises' invitation and returning there afterwards for coffee and discounted drinks as part of a promotion run by the premises itself. On the morning in question, I estimate that more than 50 patrons were gathered in the immediate vicinity of the premises. The running club's own Instagram post from that same morning, 21 March 2025, shows the scale of the gathering more precisely: from that photograph, approximately 70 people can be counted, gathered directly outside Chapter 72.

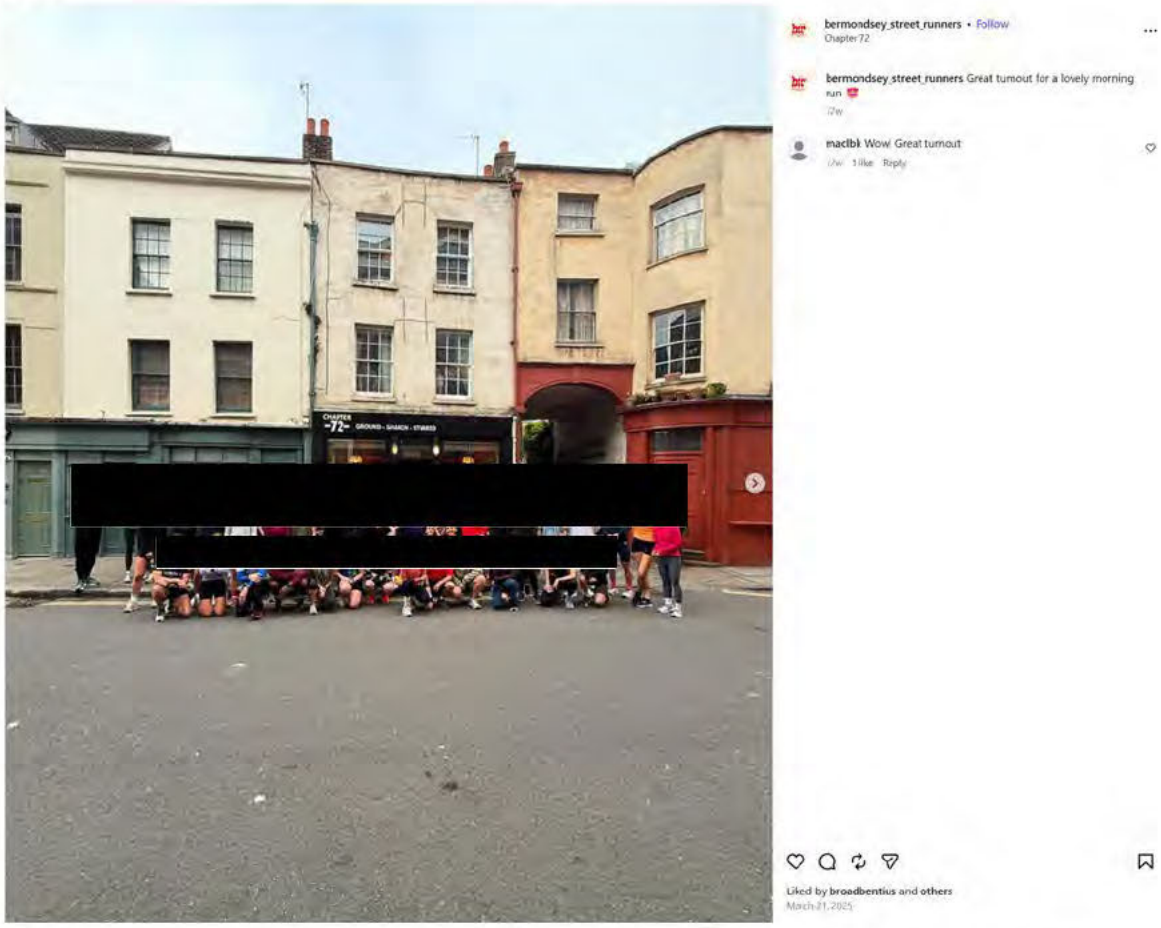
(See Exhibit A below: Bermondsey Street Runners' Instagram post, 21 March 2025, captioned "Great turnout for a lovely morning run," showing the group assembled outside Chapter 72.)

This was not an isolated event: the running club meets in this way every Friday and Sunday morning. I believe the Council should treat this as evidence that Chapter 72 already struggles to manage the crowds its own promotions attract, and that this incident, together with the confrontation described above, raises serious doubts about whether the premises could be trusted to manage a tripled outdoor capacity responsibly. I do not consider it appropriate for residents raising legitimate concerns about noise nuisance connected to the premises' own patrons to be met with intimidation rather than engagement.

Yours sincerely,

[redacted]

Exhibit A: Bermondsey Street Runners, Instagram post dated 21 March 2025



Source: instagram.com/bermondsey_street_runners, post dated 21 March 2025, caption: "Great turnout for a lovely morning run."

Other person Seven

From: [redacted]
To: Regen, Licensing
Subject: Re: Objection to Chapter 72 Premises Licence Variation – Application 889771
Date: 20 August 2026 15:58:45

[redacted]London SE1
On Thu, 20 Aug 2026 at 15:56, Regen, Licensing <Licensing.Regen@southwark.gov.uk> wrote:

> Good afternoon,
>
> Thank you for your reply. Full postal address includes **first line of address, town and postcode**.
>
> Please provide a postal address to make this a valid representation
>
> Also please note that If you don't want your address to be given you must ask your local ward councillor or residents' association to object for you on your behalf.
>
> Regards,
>
> Southwark Licensing Team

From: [redacted]
Sent: Thursday, August 20, 2026 3:22 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Re: Objection to Chapter 72 Premises Licence Variation – Application 889771

> You don't often get email from [redacted] Learn why this is important

SE1 3JQ

On Wed, 19 Aug 2026 at 10:20, Regen, Licensing <Licensing.Regen@southwark.gov.uk> wrote:

> > Good morning,
> >
> > Thank you for your email.
> >
> > However, we are unable to process your representation as you have not provided your full postal address.
> >
> > Please provide a postal address to make this a valid representation
> >
> > Also please note that If you don't want your address to be given you must ask your local ward councillor or residents' association to object for you on your behalf.
> >
> > Kind regards,
> >
> > Licensing Service
>
> ---
>
> **From:** [redacted]
> **Sent:** Wednesday, August 19, 2026 9:18 AM
> **To:** Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: Fwd: Objection to Chapter 72 Premises Licence Variation – Application 889771

You don't often get email from [redacted] Learn why this is important

---------- Forwarded message ---------
From: [redacted]
Date: Wed, 12 Aug 2026 at 16:18
Subject: Objection to Chapter 72 Premises Licence Variation – Application 889771
To: [redacted]

Hi [redacted]

Please email the below to licensing@southwark.gov.uk

And can you add your address and post code to the bottom?

Also edit it if you do not agree with anything!

[redacted] the neighbour with the garden has said the more emails they receive the better!

Thanks

[redacted]

Dear Licensing Team,

I am a resident of Tyers Estate and wish to object to Chapter 72's application to increase the number of people permitted outside from 4 to 12.

My flat faces the Carmarthen Place alleyway. Sound from Chapter 72 travels down the alley and rises directly to my windows. I do not think the business appreciates how strongly noise is channelled into the estate, but its effect on my home is significant.

When the running club operates, the voices of people congregating outside wake me early in the morning. Once I am awake, I cannot simply return to sleep. Loud music from the premises in the evening also echoes down Carmarthen Place and into the estate. Increasing the outside allowance to 12 people would inevitably intensify an existing disturbance.

I have also stopped walking along the Bermondsey Street footpath outside Chapter 72 because it is so often obstructed by café furniture and groups associated with the premises. I understand that the footpath was recently widened to improve pedestrian access, but that benefit has effectively been lost because the additional space is being occupied by the business and its customers. Residents should be able to use the footpath safely and without obstruction.

Chapter 72 is a commercial enterprise and must also stop placing its business waste in the private Tyers Estate bins paid for by residents. The bins are provided for residential waste, not to subsidise the café's commercial operations.

These matters engage the prevention of public nuisance and public safety objectives under the Licensing Act 2003. I therefore ask the Council to:

- Refuse the proposed increase from 4 to 12 people outside.
- Investigate the early-morning and evening noise from within Tyers Estate.
- Ensure the Bermondsey Street footpath remains unobstructed.
- Review whether the existing pavement permission should be reduced.
- Require Chapter 72 to make and pay for its own commercial-waste arrangements.

Please consider the direct and continuing effect of this business on residents whose homes face the alleyway.

Yours faithfully,

[redacted]

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

Other person Eight

From: Regen, Licensing
To: Cole, Denzil
Subject: FW: Formal representation objecting to premises licence variation application 889771 – Chapter 72
Date: 12 August 2026 09:31:46

From: [redacted]
Sent: Tuesday, August 11, 2026 10:02 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Formal representation objecting to premises licence variation application 889771 – Chapter 72

You don't often get email from [redacted] Learn why this is important

Dear Licensing Team,

I am a nearby resident and wish to object formally to the proposed variation of the premises licence for **Chapter 72**, application reference **889771**.

I understand that Chapter 72 is seeking to increase the permitted number of people outside the premises from four to **12 people at any one time**.

My objection concerns the likely effect of this variation on the statutory licensing objectives under **section 4(2) of the Licensing Act 2003**, particularly:

1. the prevention of public nuisance;
2. public safety; and
3. the prevention of crime and disorder.

My concerns are based on problems I have personally witnessed and experienced under the premises' existing operation. Allowing three times as many people outside would intensify problems that already seriously affect neighbouring residents.

1. The existing four-person limit is already frequently exceeded

I frequently see more than four people outside Chapter 72 at the same time. This raises a serious question about the applicant's ability or willingness to comply with and enforce the existing licensing restriction.

If the current limit of four is not properly monitored, it is reasonable to ask how many people will really congregate outside if the formal limit is increased to 12. Without credible monitoring and enforcement, the actual number could regularly exceed 12.

The applicant should be required to explain:

- how it currently monitors and enforces the four-person limit;
- why the existing limit has frequently been exceeded;
- how staff will count and control the number of people outside;
- whether staff taking breaks outside would be included;

- how people standing, smoking, waiting or queuing would be treated; and
- what action staff would take when the permitted number is exceeded.

The repeated presence of more than four people outside is evidence that the existing arrangements are not being managed effectively. Increasing the authorised limit to 12 would risk legitimising the existing excessive congregation and creating an even larger and less controlled outdoor gathering.

2. The existing licensing restriction protects residents from noise

I understand that the existing limit of four people outside was imposed to prevent noise nuisance.

Although separate highway permission may have been granted for up to four tables and 12 chairs following the widening of the pavement, this does not establish that 12 people can use the outside area consistently with the licensing objectives.

A highway or pavement permission and a premises licence serve different legal purposes. The fact that furniture may physically fit on a widened pavement does not remove the noise impact on neighbouring homes.

The residential properties have not moved, the residential character of Carmarthen Place has not changed, and the existing noise problems remain. The original reason for limiting the outside area to four people therefore remains valid.

Increasing the authorised number from four to 12 would represent a threefold increase in the number of people permitted to talk, drink, smoke and congregate outside. In this sensitive residential location, that would cause a substantial increase in noise, furniture movement, congestion and disturbance.

3. Obstruction of the pavement and Carmarthen Place

The entrance to Carmarthen Place and the adjoining pavement are already regularly obstructed by chairs and by people sitting or congregating outside Chapter 72.

On several occasions, vehicle access to Carmarthen Place has been restricted or blocked. The pavement has also been obstructed to the extent that I have had to step into and walk in the road to pass the premises.

This creates a clear and foreseeable risk to pedestrians, particularly children, older people, disabled people and anyone using a wheelchair or pushchair. Carmarthen Place must also remain accessible to residents, delivery vehicles and emergency services.

Section 137 of the **Highways Act 1980** concerns obstruction of free passage along a highway. Section 130 requires the highway authority to assert and protect the public’s right to use and enjoy the highway.

Although these provisions are separate from the licensing regime, the existing obstruction is relevant evidence of the premises’ management and its ability to accommodate additional customers safely.

If the premises is already failing to prevent obstruction under its present operation, allowing up to 12 people outside will make the problem considerably worse.

4. Excessive noise, vibration and sleep disturbance

Chapter 72 already remains open too late at night, and the resulting noise regularly disturbs my sleep. The noise is sometimes so severe that I can feel my home vibrating.

This is not ordinary background noise. It is recurring and intrusive disturbance that materially interferes with the use and peaceful enjoyment of my home.

The disturbance includes:

- customers talking and congregating outside;
- staff gathering outside;
- movement and scraping of tables and chairs;
- music and customer noise from inside the premises;
- noise escaping through open windows; and
- early-morning and late-night activity connected with the premises.

Allowing 12 people outside would make the disturbance appreciably worse, particularly at night when voices and furniture noise are more intrusive because general background-noise levels are lower.

The premises' hand dryer is situated on or immediately beside our shared wall and is excessively loud inside my property. It causes repeated disruption from early in the morning. An increase in customers would inevitably increase its use and the noise and vibration transmitted into my home.

Government guidance issued under **section 182 of the Licensing Act 2003** confirms that licensing authorities should consider the effect of activities at particular premises on people living and working nearby. It recognises that restrictions concerning hours, outside areas, doors and windows, and acoustic measures may be appropriate to prevent public nuisance.

Noise that unreasonably and substantially interferes with the use or enjoyment of a home may also amount to a statutory nuisance under **section 79 of the Environmental Protection Act 1990**. Although that is a separate enforcement process, the existing disturbance is important evidence of the likely effect of this variation.

5. Music and customer noise escaping through open windows

Music and noise from customers inside Chapter 72 escape through open windows into the surrounding residential area.

The proposed increase in outside capacity cannot be considered in isolation. Noise from people outside combines with music and customer voices escaping from inside, creating a greater overall disturbance.

The applicant should not be permitted to increase the number of people outside while internal noise is already escaping through open windows and affecting neighbouring homes.

6. Staff breaks, smoking and associated health concerns

Staff regularly take their breaks and congregate outside my window, where they talk and smoke. The noise and cigarette smoke enter my home, and I often have to close my windows as a result.

I recognise that smoking outdoors is not, by itself, unlawful. Nevertheless, repeatedly directing or allowing staff to smoke immediately outside a resident's window creates legitimate health and amenity concerns, particularly where the smoke regularly enters that person's home.

The issue is not an objection to an individual member of staff smoking. It is the premises' apparent reliance on the residential area outside my window as a regular staff-break and smoking location.

Under regulation 25 of the **Workplace (Health, Safety and Welfare) Regulations 1992**, employers must provide suitable and sufficient rest facilities at readily accessible places. I appreciate that this does not necessarily require a separate staff room and that smoking inside an enclosed workplace is prohibited. However, the current arrangements raise questions about whether the premises has made adequate provision for staff breaks without transferring the resulting congregation, noise and smoke to neighbouring residents.

If the variation attracts more customers, Chapter 72 is likely to require more staff. More staff will mean more breaks. Without an effective staff-break and smoking-management plan, the existing disturbance and smoke intrusion will foreseeably increase.

I am also aware that residents of the nearby **Tylers Estate** are unhappy about people associated with Chapter 72 congregating and smoking there. Those residents may provide their own direct representations and evidence.

7. Hostility and poor management of disputes

There is already significant tension between Chapter 72's staff and nearby residents concerning noise and disturbance.

I have witnessed an altercation between café workers and neighbours concerning noise. In my opinion, rather than attempting to calm or de-escalate the situation, members of staff inflamed the argument.

Based on my own observations and interactions, I consider that some staff can be rude and hostile towards residents who raise legitimate concerns. There is already a difficult and, at times, hostile relationship between the premises and neighbouring residents.

Responsible management and constructive engagement with neighbours are essential where commercial premises operate immediately beside residential homes. The way existing complaints have been handled gives me little confidence that the premises could manage the additional noise, congestion and conflict created by allowing 12 people outside.

These matters are relevant not only to the prevention of public nuisance, but also to the public-safety and prevention-of-crime-and-disorder objectives.

8. Inadequate waste management

I have personally witnessed waste from Chapter 72 being placed in neighbouring residents' bins. This suggests that the premises does not have adequate arrangements to manage the

waste generated by its existing operation.

If Chapter 72 cannot manage its current waste, increasing the outside capacity and customer flow is likely to result in further unauthorised use of residential bins, overflowing waste, litter, smells and disturbance.

Waste, litter and odour are relevant to the prevention-of-public-nuisance objective and raise further concerns about whether the proposed expansion can be managed responsibly.

9. The application would intensify existing problems

My objection is based on direct experience of:

- the existing four-person limit frequently being exceeded;
- chairs and customers obstructing the pavement;
- being forced to leave the pavement and walk in the road;
- obstruction of vehicle access to Carmarthen Place;
- late-night noise disrupting my sleep;
- noise and vibration affecting the inside of my home;
- music and customer noise escaping through open windows;
- the excessively loud hand dryer on or beside our shared wall;
- staff congregating, talking and smoking outside my window;
- cigarette smoke entering my home and forcing me to close my windows;
- staff responding poorly and, in my opinion, hostilely to residents' complaints;
- an altercation in which staff inflamed rather than de-escalated the dispute;
- concerns among residents of the nearby Tylers Estate; and
- premises waste being placed in neighbouring residential bins.

These problems already exist when the licence formally permits only four people outside. Permitting up to 12 people would inevitably increase the volume and duration of outside conversation, smoking, furniture movement, congestion and disturbance.

The relevant question is not simply whether 12 chairs physically fit on the pavement. It is whether allowing 12 people outside is compatible with the licensing objectives. Based on the existing evidence, it is not.

Under **section 18 of the Licensing Act 2003**, where relevant representations have been made, the licensing authority may reject the proposed variation or modify the proposed conditions where appropriate for promoting the licensing objectives.

Requested decision

I respectfully ask the licensing subcommittee to **refuse the proposed variation and retain the existing limit of four people outside**.

The applicant has not demonstrated that increasing the outside capacity to 12 people can be conducted consistently with public safety, the prevention of public nuisance and the prevention of crime and disorder.

If the Council is nevertheless minded to grant any part of the variation, I request clear and

enforceable conditions requiring:

1. The existing limit of four customers outside to remain in force.
2. The limit to include all customers using or congregating in the outside area, whether seated, standing, smoking, waiting or queuing.
3. No extension of the premises' existing opening or licensable hours.
4. No use of the outside area after a suitably early evening time.
5. No tables, chairs, signs, customers or waste connected with the premises to obstruct the pavement, Carmarthen Place or vehicle and emergency access.
6. A clear and continuous pedestrian route of adequate width to be maintained at all times.
7. Staff to monitor the frontage regularly and address any obstruction or disturbance immediately.
8. No staff breaks or staff smoking directly outside residential windows.
9. A written staff-break and smoking-management plan identifying an appropriate location that minimises disturbance and smoke entering neighbouring homes.
10. No customers or staff to congregate or smoke within Carmarthen Place or on the Tylers Estate.
11. All external furniture to be removed and securely stored by a specified early-evening time.
12. Doors and windows to remain closed whenever music is played and during evening hours, except for immediate access and egress.
13. An independent acoustic assessment to be undertaken, followed by the implementation of all recommended soundproofing measures.
14. The existing hand dryer to be replaced with a demonstrably quieter model and the shared wall appropriately acoustically treated.
15. A written noise-management and dispersal plan to be maintained and implemented.
16. Staff to receive documented training in noise control, responsible management, conflict avoidance and de-escalation.
17. A telephone number for the duty manager to be provided to neighbouring residents, with complaints recorded and addressed promptly.
18. Adequate commercial waste-storage and collection arrangements, with an express prohibition on using residents' or neighbouring properties' bins.
19. No waste or bottles to be moved, deposited or collected during early-morning or late-evening hours.
20. A detailed complaints and incident log to record noise complaints, confrontations, obstructions, alleged breaches of the outside limit and the action taken. The log should be available to authorised Council officers.

Please treat this as a valid and relevant representation under the Licensing Act 2003. Please acknowledge receipt and notify me of any licensing subcommittee hearing so that I may attend and provide evidence.

Yours faithfully,



Other person Nine

From: [redacted]
To: Regen, Licensing
Subject: Fwd: Objecting to premises licence variation application 889771 – Chapter 72
Date: 14 August 2026 12:02:58

You don't often get email from [redacted] earn why this is important

Dear Licensing Team,

I am writing as a resident of Tyers Estate to object to Chapter 72's application to vary its premises licence to permit up to 12 people outside at any one time.

I have lived in this area for more than 17 years. In my experience, Chapter 72 is not operating in a way that serves or respects the established residential community. Its activities increasingly set the business against its neighbours and are disturbing the quiet residential character and way of life of people living around Tyers Estate.

My objection relates principally to the prevention of public nuisance and public safety, which the Council is required to promote under section 4 of the Licensing Act 2003.

Although the premises faces Bermondsey Street, Carmarthen Place and the entrance into Tyers Estate are predominantly residential. Because Chapter 72 is situated directly beside Carmarthen Place, noise from its patrons travels down the passage and is channelled into the estate. This happens early in the morning as well as late at night, when the area should be quiet. The fact that Bermondsey Street is a busy road does not mean that Tyers Estate should be treated as commercial or late-night areas.

The existing limit of four people outside was intended to control noise nuisance. The widening of the pavement does not remove that purpose or reduce the impact of voices on nearby homes. Allowing up to 12 people outside would inevitably create more conversation, movement and disturbance. I am particularly concerned about how the proposed limit would be enforced because groups connected with the premises already substantially exceed 12 people.

The morning running club regularly congregates outside the premises and around the Carmarthen Place entrance. While attendance may sometimes be lower during the summer, the group can reach approximately 40 people. The gathering blocks the pavement and the principal route between Tyers Estate and Bermondsey Street. At times, it is impossible for me to pass safely, and I have had to change the route I take in the morning. Pedestrians may be forced to step into the road to get around the group.

This is already well beyond the 12 people now proposed for the outside area. It raises serious questions about the premises' willingness and practical ability

to control numbers, prevent obstruction and manage the behaviour of groups associated with the business.

The business is also making Tyers Estate a thoroughfare and gathering area for its patrons and staff. This brings commercial activity into a private residential estate and interferes with residents' privacy, peaceful enjoyment, access and use of their communal areas. The impact on residents must be given proper weight when considering this application.

Staff enter Tyers Estate to take their breaks, sit and smoke. They can also be rude or dismissive towards residents. The estate should not be used as an extension of the café or as a staff break area.

The business is also placing its commercial waste in the private residential bins paid for by Tyers Estate residents. These bins are often already full. Additional business waste can leave rubbish exposed or overflowing, where it is vulnerable to being torn open and scattered by foxes. A commercial premises should have and pay for its own proper trade-waste arrangements. Section 34 of the Environmental Protection Act 1990 places a duty of care on businesses in relation to the waste they produce. Residents should not have to pay for the disposal of Chapter 72's commercial waste or deal with the resulting mess.

I am also concerned that proper and transparent consultation has not occurred. Residents understand that Highways previously allowed an increase to four tables and 12 chairs following the pavement widening, yet no application or notice explaining that change appears to have been displayed at the time. There is now conflicting information about the deadline for objections: the notice in the Southwark News reportedly gives 28 days from 23 July, which would indicate 20 August, while the Council's online register reportedly gives 13 August. This inconsistency risks depriving residents of a fair opportunity to make representations and should be clarified before the application is determined.

The Council has a statutory responsibility to promote the prevention of public nuisance and public safety when exercising its licensing functions. It must properly consider the effect of this application on the living conditions, residential amenity and quality of life of nearby residents. It should not approve a variation that is likely to increase noise and disturbance where those problems already exist.

I therefore ask the Council to refuse the proposed variation and retain the existing limit of four people outside. I also ask the Council's Noise and Nuisance Team to monitor the premises early in the morning and late at night, including from within Carmarthen Place and Tyers Estate, so officers can assess how the noise travels and affects residents.

If the variation is nevertheless granted, I request strict and enforceable conditions requiring:

- No more than 12 people outside in total, including runners or other organised groups associated with the premises.

- No organised running group or customer gathering outside during early-morning hours.

- No obstruction of Carmarthen Place or the entrance to Tyers Estate.
- Staff to actively supervise the outside area and disperse groups promptly.
- No patrons or staff to be directed into Tyers Estate.
- No staff breaks or smoking within Tyers Estate.
- No disposal of commercial waste in the estate's residential bins.
- A written noise-management and dispersal plan.
- Restricted hours for the use of the outside tables and chairs.
- Doors and windows to be managed so that music and customer noise do not travel into Carmarthen Place and Tyers Estate.

After more than 17 years living here, I do not believe residents should be expected to accept a continuing increase in commercial noise, obstruction and intrusion into their residential estate. The existing and likely future impact on the community must be central to the Council's decision.

Yours faithfully,



Other person Ten

[redacted] TS

[redacted]

12 August 2026

Southwark Licensing Team

Via email: licensing@southwark.gov.uk

Re: Licensing Application No. 889771 – Chapter 72, 72 Bermondsey Street, London SE1 3UD, applicant Chapter 72 Ltd

Dear Licensing Team,

I am writing to object to the application to vary the premises licence for Chapter 72, which seeks to increase the number of people permitted outside the premises from 4 to 12 at any one time.

I have lived on [redacted] for 19 years. Both of my children were born here and have grown up here. My house is [redacted] Chapter 72, on the [redacted] Bermondsey Street to Carmarthen Place, [redacted] with the premises. I am raising these concerns as a long-standing resident who has watched this business grow, and who wants to remain part of a neighbourhood I have invested in for nearly two decades.

My objection is made on the grounds of prevention of public nuisance, public safety, and prevention of crime and disorder, all of which are licensing objectives the Council must promote under the Licensing Act 2003.

A pattern of incremental expansion

This application should not be considered in isolation. It is the latest step in a long pattern of Chapter 72 seeking, and being granted, more than was originally intended, each time on assurances that have not held.

In 2017, the Licensing Sub-Committee granted the original licence only after conciliation with the police and licensing authority, following written objections from residents. The Sub-Committee was explicit that the outside limit of 4 patrons included smokers, capping the outside area at 5 people in total, seated and standing.

In 2020, Chapter 72 applied to extend its hours and to remove the restriction on take-away alcohol. Twelve residents objected on grounds of public nuisance and crime and disorder. The applicant told the Sub-Committee that the premises was “primarily a coffee shop,” that it had never required security or police assistance, and gave an undertaking that if staff heard customers becoming loud, staff would ask them to quieten down, and that music would be kept to a reasonable level after closing. On the strength of those assurances, the Sub-Committee granted longer hours.

Those assurances have not been honoured. In my direct experience, staff do not moderate noisy patrons; they have instead confronted and intimidated residents who raise concerns (see below). Music is regularly audible through my bedroom wall, not just after closing but during normal hours.

Each expansion has been justified as modest and self-contained. On each occasion, Chapter 72 has gone on to exceed the limits set by the Council, operating in breach of its own licence conditions. In practice, each has been used as the platform for the next. I ask the Council to weigh this application in light of that history, not as a one-off request.

Night-time noise through a shared wall

[redacted]with Chapter 72. Music played inside the premises, particularly the bass, comes through as a physical thumping in my room, not simply as background sound. I have gone in person, more than once, to ask them to turn it down. This is especially unbearable when I have a headache. I am a cancer patient, and being able to rest without disruption is not a luxury for me but something I need. Instead, I find myself having to avoid my own bedroom in order to avoid the additional stress of dealing with aggressive staff, and asking them yet again to turn the music down.

Morning noise: the running club

Chapter 72 hosts and actively promotes a running club, Bermondsey Street Runners, which meets outside the premises every Friday and Sunday morning, drawing large groups who gather at Chapter 72 afterwards for coffee and discounted drinks as part of a Chapter 72 promotion. This is not incidental passing trade; it is an organised, scheduled, and commercially promoted event. Bermondsey Street has several parks nearby that would be a natural gathering point for a running club. Instead, the club continues to meet directly outside a residential terrace, which suggests the choice of location serves Chapter 72's commercial interest in retaining the club's custom, ahead of the impact on neighbouring residents.

I have my own photographs dating back to October 2024 showing this gathering, and the club's own public social media and website confirm the same schedule and their arrangement with Chapter 72 as a meeting point. As both show, this is a sizeable crowd, which creates a great deal of noise from excited runners.

Please see the attached screenshots from the running club's own social media, which show the size of the crowd and the existing overflow and disturbance into Carmarthen Place, 70 Bermondsey Street, and 74 Bermondsey Street.

In summer, an excited group gathering twice a week at these hours is intrusive on a residential street where people are still trying to sleep, particularly on a Sunday morning.

I have also contacted the Council's own noise complaints line about this. Southwark's own published noise service operates from 8am to 4am, seven days a week, which means any disruption before 8am, including the running club's earlier start times, fell outside the hours during which the Council's own team could respond

at all. I do not think a business, or the groups it hosts and promotes, should be operating on the basis that they are beyond the reach of their own licence.

After many attempts at asking them politely to be considerate of the community that lives here, Chapter 72 and the running club informally agreed not to arrive before 8am. This disruption had gone on for over a year before that concession was made.

I acknowledge the change in start time as a small step, but it does not resolve the problem: a loud social gathering at 8am on a Sunday is still disruptive to residents' rest, and the concession itself is an acknowledgement that the earlier timing was already causing a nuisance.

Threatening behaviour from staff, March 2025

I have raised concerns with Chapter 72 directly on several occasions and been met with dismissiveness. In March 2025, when I went out again to ask the runners to keep their noise down at around 7:30am, the organiser told me that if the Council was not stopping them, there was nothing I could do about it. I told them that I have as much right to be here as anyone: my children and I have lived on this street for 19 years, and residents should not have to accept being subjected to noise simply because it is more convenient for a promotional running club to gather early.

It was at this point that the manager stood directly in my face while another member of staff stood behind me, cornering me in front of the group. Please see the attached photographic evidence from Bermondsey Street Runners' own Instagram posts, showing the size of the group and its spread into Carmarthen Place, No. 74 Bermondsey Street, and No. 70 Bermondsey Street. The situation was only de-escalated by bystanders who saw what was happening, and the confrontation was witnessed by my husband, who came out of the house, and by a number of the runners themselves. This is precisely the opposite of the 2020 undertaking that staff would manage noise on residents' behalf; instead, staff have used intimidation against a resident raising a legitimate concern. I do not raise this lightly. It has affected my sense of safety in my own home.

Why the noise has become shouting

There is a direct mechanical link between the premises' open windows, loud music, and the noise reaching my home. When music is played loudly with windows open, people outside have to raise their voices to hear one another over it. What should be ordinary café conversation becomes, in effect, shouting. This is not simply “a noisy café”; it is the sound of a drinking venue, especially of alcohol consumption at night, and it is not the environment I want for my children growing up next door to it.

Anti-social behaviour and fear for my safety

Patrons who have been drinking have urinated outside my house. I am reluctant to say anything, because I am identifiable at my own window, and I am afraid of the response: that I might be shouted at, or that something could be thrown at my window. Staff also come to smoke directly outside my house, and I have been stared down for simply being there. I have also seen fly-tipping affecting both the council flats and the private bins belonging to the Glassblowers.

Due to the drinking, urinating, smoking, and conversations, I ask my to keep his bedroom window closed at night, both against the noise and against the smoke. This summer's heat has made his room unbearable with the window shut, and he has taken to sleeping on the kitchen floor upstairs instead, still with the windows closed, because the noise and smoke reach there too.

Public safety: emergency access

I am a patient. I am concerned about what would happen if I needed to call an emergency ambulance and the pavement or entrance to my home were obstructed by furniture, crowds, or queuing customers. This is not a hypothetical concern for me. Increasing the outside capacity to 12 will increase the likelihood of exactly this obstruction.

This is not a future risk alone. On a number of occasions when we have tried to drive into Carmarthen Place, chairs have had to be moved out of the way, and on one occasion a dog belonging to a patron was lying across the path and had to be led away before we could pass. Southwark's own pavement licence guidance requires a minimum of 1.5 metres of clear footway to be maintained for pedestrians at all times, under the “no-obstruction condition” of the Business and Planning Act 2020. Access into and out of Carmarthen Place is already being obstructed by the premises' current level of activity, before any increase in capacity is considered.

A resident's right to remain

It should not fall to a 19-year resident to leave the home she raised her children in because of a business's unlicensed, self-expanded behaviour. I love living here, and I want to go on doing so. But the direction of travel, from a café that promised in 2016 it had “no intention of putting tables and chairs outside,” to a venue now seeking to triple its permitted outdoor capacity while regularly exceeding its existing limits, is making Bermondsey Street feel like an increasingly inhospitable place for the people who actually live on it.

What I am asking the Council to do

I ask the Council to:

- Refuse the application to increase the outside capacity from 4 to 12.
- Investigate whether the existing outside limit, and the indoor capacity limit of 30 patrons, are currently being observed.
- Have regard to the 2020 undertakings given by the applicant, and consider whether they have in fact been honoured.
- Consider the cumulative impact of noise, anti-social behaviour, and staff conduct on residents, not only the specific variation applied for.

If the Council is nevertheless minded to grant the variation, I ask that it attach enforceable conditions requiring:

- A firm start time of no earlier than 8am for any organised group bookings or gatherings, including the running club, seven days a week, in line with the hours during which the Council's own noise team is able to respond.

- A written noise-management plan, including a requirement that staff actively manage and disperse noisy or excitable groups outside, rather than leaving this to residents to police themselves, or expose them to being confronted by staff for raising concerns.
- Windows and doors to be kept closed when amplified music is playing, or music to be limited to a noise level that is not audible in neighbouring homes.
- No obstruction of the pavement, entrances, or emergency access routes at any time, consistent with the Council's own 1.5-metre clear-footway requirement.
- CCTV coverage of the outside seating area, to support monitoring of both capacity and behaviour.

I would be grateful if the Council could confirm receipt of this objection and that it will be placed before the Licensing Sub-Committee.

Yours sincerely,

[redacted]

[redacted]

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Addendum: photographic evidence (pages 5-10)

My photos dating from October 2024, showing the running club gathering outside Chapter 72, exceeding council limit of 4. And at 7:30am



25 October 2024, 7:28am



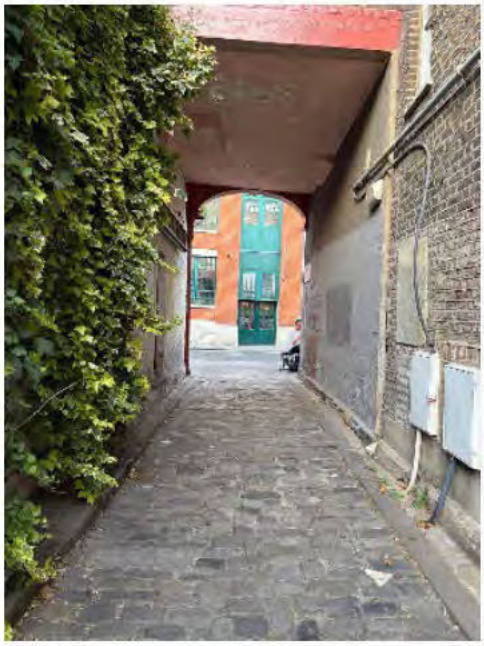
25 October 2024, 7:31am

My photo from this evening, 12th August, 2026, 7:51pm

This shows a count of 7 seated and 2 standing, exceeding the current licence limit of 4 seated patrons (and the separate condition permitting a maximum of 5 people to smoke outside at any one time). The furniture and patrons were also obstructing the driveway.



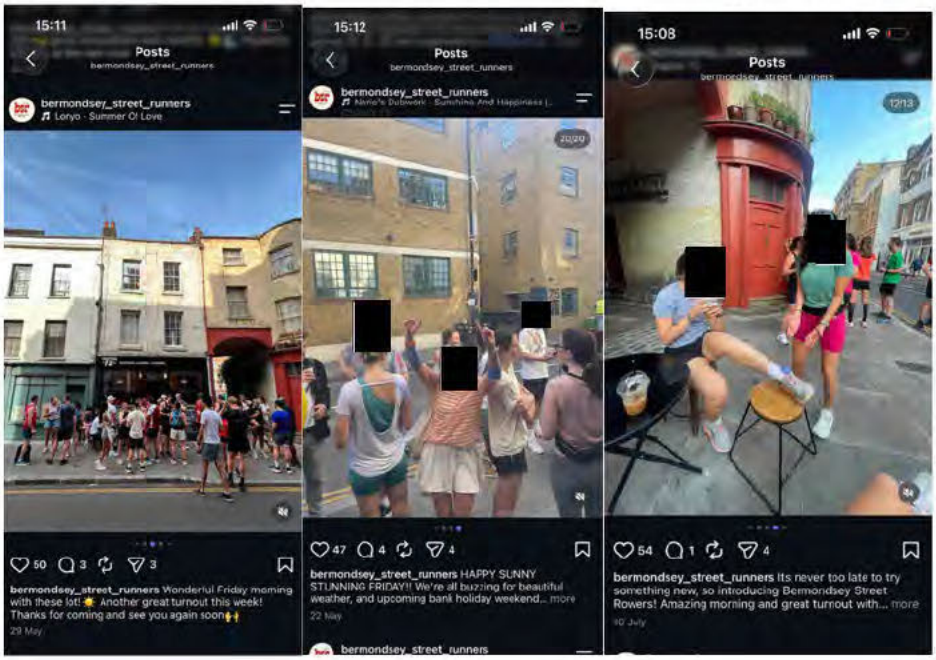
12 August, 2026, at 7.55pm. View from Carmarthen Place, obstruction of the driveway

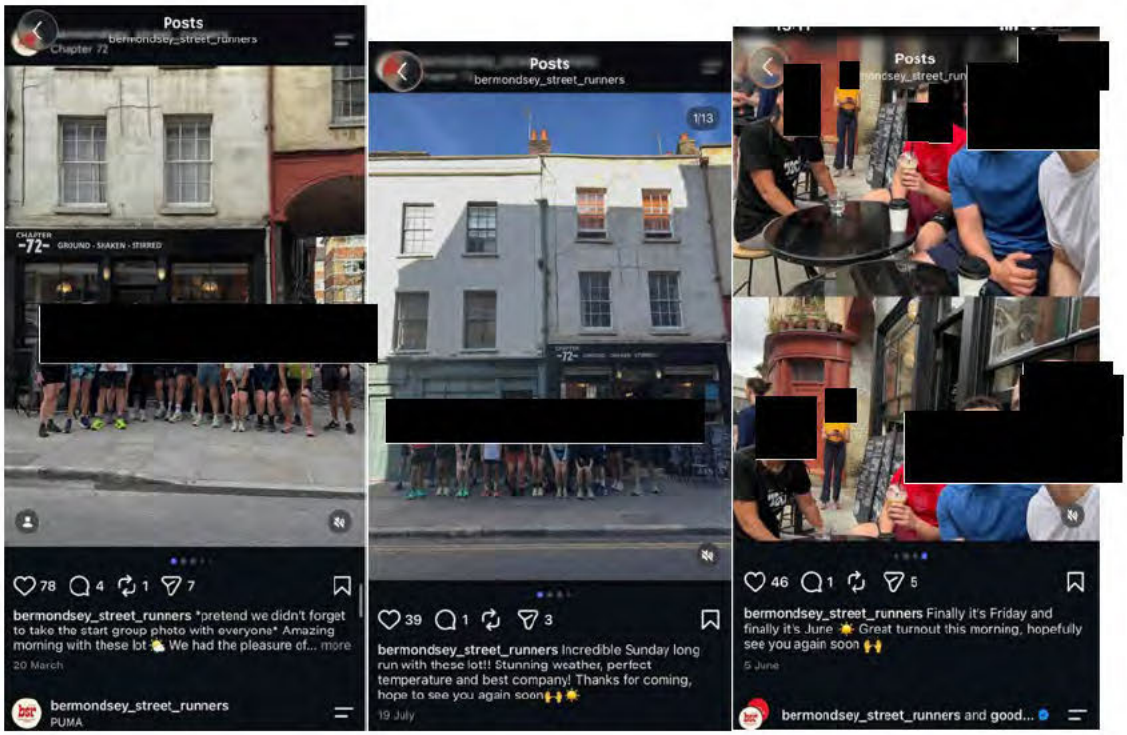


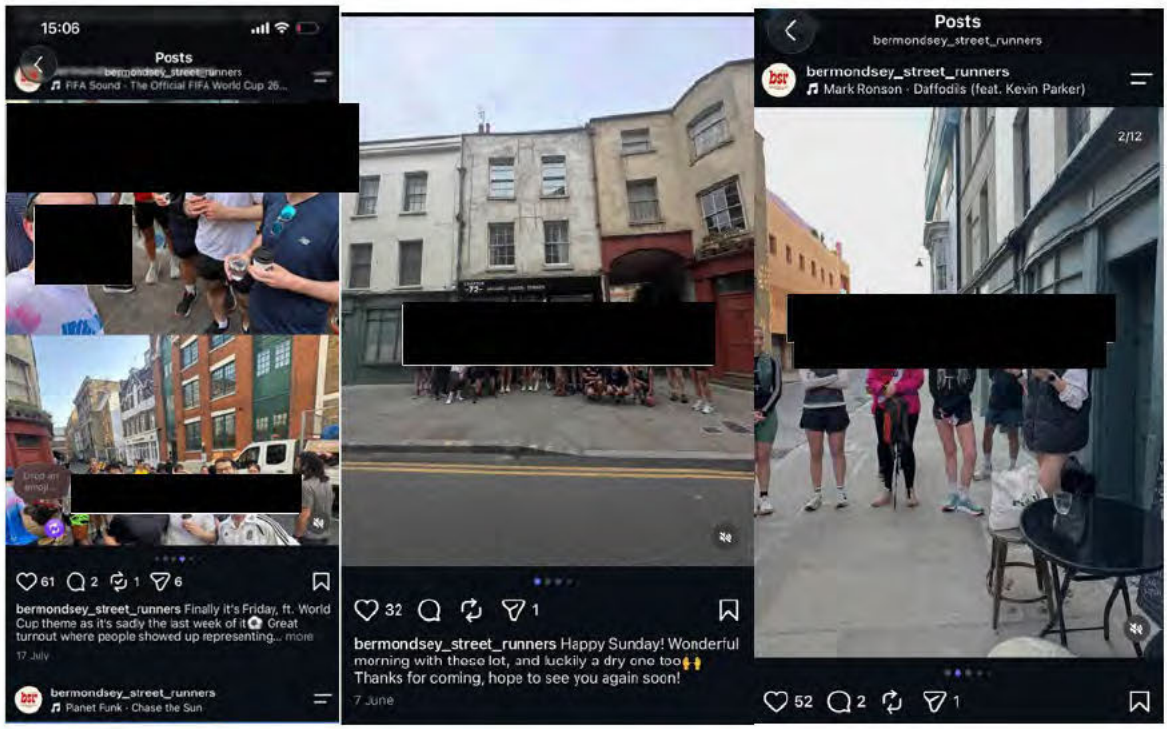
Screenshots below of Bermondsey Street Runners' own Instagram posts, (see their IG site for higher definition photos of the crowd), showing the size of the group and its spread into Carmarthen Place, No. 74 Bermondsey Street, and No. 70 Bermondsey Street. These show a clear party atmosphere, with gatherings well beyond the outdoor limit of 4 patrons set out in the current licence.

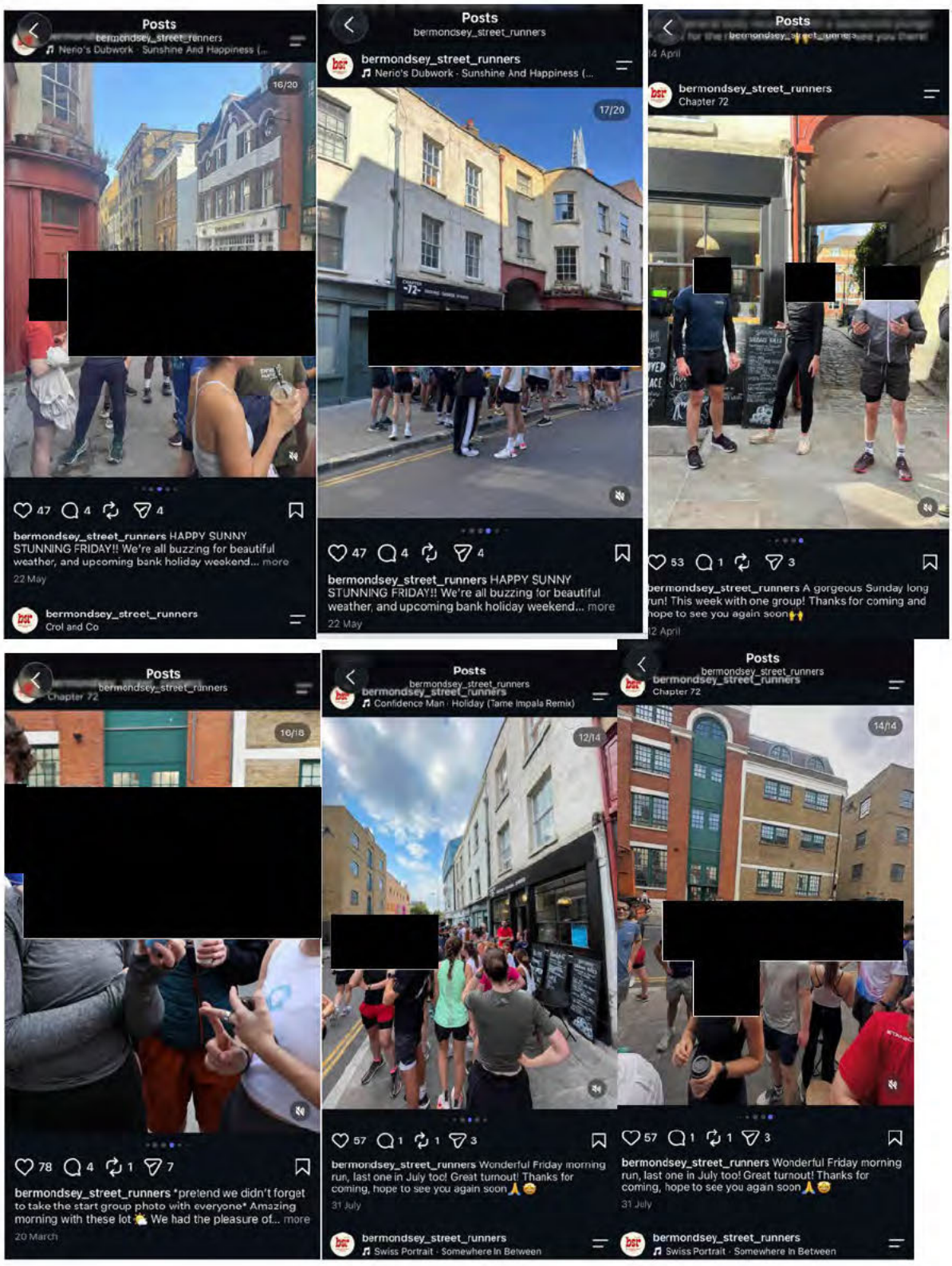
The Instagram posts provide clear evidence that Chapter 72 is not merely a passive or coincidental location near which runners happen to gather. They demonstrate an organised and continuing relationship between Chapter 72 and Bermondsey Street Runners:

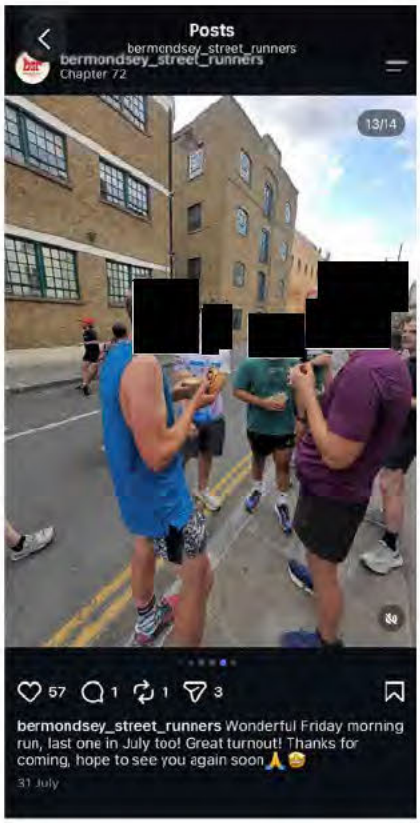
- Several posts display “Chapter 72” as the location.
- Photographs are deliberately staged directly outside the café.
- Participants are shown consuming drinks supplied in takeaway cups and using the café’s outdoor furniture.
- The 15 March 2026 post describes Chapter 72 as the running club’s “lovely home” and directly tags the café.
- Multiple promotional posts advertise a 10% post-run coffee discount for runners.
- Multiple posts state that a bag drop is available at Chapter 72.
- The posts invite people to attend without registering: “No sign-up, just show up.”




Posts
bermondsey_street_runners
Chapter 72
78 4 1 7
bermondsey_street_runners *pretend we didn't forget to take the start group photo with everyone* Amazing morning with these lot We had the pleasure of... more
20 March
bermondsey_street_runners
PUMA
Posts
bermondsey_street_runners
1/13
39 1 3
bermondsey_street_runners Incredible Sunday long run with these lot!! Stunning weather, perfect temperature and best company! Thanks for coming, hope to see you again soon
19 July
Posts
46 1 5
bermondsey_street_runners Finally it's Friday and finally it's June Great turnout this morning, hopefully see you again soon
5 June
bermondsey_street_runners and good...


15:06
Posts
bermondsey_street_runners
FIFA Sound - The Official FIFA World Cup 26...
61 2 1 6
bermondsey_street_runners Finally it's Friday, ft. World Cup theme as it's sadly the last week of it Great turnout where people showed up representing... more
17 July
bermondsey_street_runners
Planet Funk - Chase the Sun
32 1
bermondsey_street_runners Happy Sunday! Wonderful morning with these lot, and luckily a dry one too
Thanks for coming, hope to see you again soon!
7 June
Posts
bermondsey_street_runners
bermondsey_street_runners
Mark Ronson - Daffodils (feat. Kevin Parker)
2/12
52 2 1


Posts
bermondsey_street_runners
Nerio's Dubwork · Sunshine And Happiness (...
16/20
47 4 4
bermondsey_street_runners HAPPY SUNNY STUNNING FRIDAY!! We're all buzzing for beautiful weather, and upcoming bank holiday weekend... more
22 May
bermondsey_street_runners
Crol and Co
Posts
bermondsey_street_runners
bermondsey_street_runners
Nerio's Dubwork · Sunshine And Happiness (...
17/20
47 4 4
bermondsey_street_runners HAPPY SUNNY STUNNING FRIDAY!! We're all buzzing for beautiful weather, and upcoming bank holiday weekend... more
22 May
Posts
bermondsey_street_runners
Chapter 72
53 1 3
bermondsey_street_runners A gorgeous Sunday long run! This week with one group! Thanks for coming and hope to see you again soon
Posts
bermondsey_street_runners
Chapter 72
16/18
78 4 1 7
bermondsey_street_runners *pretend we didn't forget to take the start group photo with everyone* Amazing morning with these lot We had the pleasure of... more
20 March
Posts
bermondsey_street_runners
bermondsey_street_runners
Confidence Man · Holiday (Tame Impala Remix)
12/14
57 1 1 3
bermondsey_street_runners Wonderful Friday morning run, last one in July too! Great turnout! Thanks for coming, hope to see you again soon
31 July
bermondsey_street_runners
Swiss Portrait · Somewhere In Between
Posts
bermondsey_street_runners
bermondsey_street_runners
Chapter 72
14/14
57 1 1 3
bermondsey_street_runners Wonderful Friday morning run, last one in July too! Great turnout! Thanks for coming, hope to see you again soon
31 July
bermondsey_street_runners
Swiss Portrait · Somewhere In Between



Sources referenced above

2017 decision: Southwark Licensing Sub-Committee, decision dated 27 November 2017, application by Rod Eslamieh. https://moderngov.southwark.gov.uk/mgAi.aspx?ID=48019

2020 decision: Southwark Licensing Sub-Committee, decision dated 29 October 2020, application by Chapter 72 Ltd under s.34 of the Licensing Act 2003, made 4 September 2020. https://moderngov.southwark.gov.uk/mgAi.aspx?ID=58750

APPENDIX D

Conditions proposed by Other persons

1. The limit to include all customers using or congregating in the outside area, whether seated, standing, smoking, waiting or queuing.
2. No extension of the premises' existing opening or licensable hours.
3. No use of the outside area after a suitably early evening time.
4. No tables, chairs, signs, customers or waste connected with the premises to obstruct the pavement, Carmarthen Place or vehicle and emergency access.
5. A clear and continuous pedestrian route of adequate width to be maintained at all times.
6. Staff to monitor the frontage regularly and address any obstruction or disturbance immediately.
7. No staff breaks or staff smoking directly outside residential windows.
8. A written staff-break and smoking-management plan identifying an appropriate location that minimises disturbance and smoke entering neighbouring homes.
9. No customers or staff to congregate or smoke within Carmarthen Place or on the Tylers Estate.
10. All external furniture to be removed and securely stored by a specified early-evening time.
11. An independent acoustic assessment to be undertaken, followed by the implementation of all recommended soundproofing measures.
12. The existing hand dryer to be replaced with a demonstrably quieter model and the shared wall appropriately acoustically treated.
13. Staff to receive documented training in noise control, responsible management, conflict avoidance and de-escalation.
14. A telephone number for the duty manager to be provided to neighbouring residents, with complaints recorded and addressed promptly.
15. Adequate commercial waste-storage and collection arrangements, with an express prohibition on using residents' or neighbouring properties' bins.
16. A detailed complaints and incident log to record noise complaints, confrontations, obstructions, alleged breaches of the outside limit and the action taken. The log should be available to authorised Council officers.
17. CCTV coverage of the outside seating area, to support monitoring of both capacity and behaviour.

18. A written noise-management plan, including a requirement that staff actively manage and disperse noisy or excitable groups outside, rather than leaving this to residents to police themselves, or expose them to being confronted by staff for raising concerns.

19. Windows and doors to be kept closed when amplified music is playing, or music to be limited to a noise level that is not audible in neighbouring homes.

20. No obstruction of the pavement, entrances, or emergency access routes at any time, consistent with the Council's own 1.5-metre clear-footway requirement.

21. No more than 12 people outside in total, including runners or other organised groups associated with the premises.

22. No organised running group or customer gathering outside during early morning hours.

CHAPTER 72 72 BERMONDSEY STREET LONDON SE1 3UD

APPENDIX E



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