

Item No. 5.	Classification: Open	Date: 12 August 2021	Meeting Name: Licensing Sub-Committee
Report Title		Licensing Act 2003: Ivany Store, Unit 1, 7 Farrell Court, Elephant Road, London SE17 1LB	
Ward(s) of group(s) affected		North Walworth	
From		Strategic Director of Environment and Leisure	

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Ivany Limited for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Ivany Store, Unit 1, 7 Farrell Court, Elephant Road, London, SE17 1LB.
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 responsible authorities and is therefore referred to the Sub Committee for determination.
 - b) Paragraphs 8 to 11 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application is attached as Appendix A.
 - c) Paragraphs 12 to 14 of this report deal with the representations submitted in respect of the application. Copies of the representation submitted by the responsible authorities and subsequently withdraw are attached to this report in Appendix B and copies of representations from other persons attached in Appendix C. A map showing the location of the premises is attached to this report as Appendix D.
 - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

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

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

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 21 June 2021 Ivany Limited applied for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Ivany Store – Unit 1, 7 Farrell Court, Elephant Road, London, SE17 1LB. The premises are described in the application as simply being:

“It's a small convenience store, specialized in South American products”
9. The hours applied for are summarised as follows:
 - The sale by retail of alcohol (off sales):
 - Monday to Sunday: 10:00 to 22:00
 - Opening hours:
 - Monday to Sunday: 09:00 to 22:00.
10. The designated premises supervisor is to be Cindy Johanna Alvarez Hernandez who holds a personal licence with the London Borough of Southwark.

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

Representations from responsible authorities

12. Representations were received from police and licensing. Both have been conciliated. The following additional conditions have been agreed to be added to the operating schedule:

- That all alcohol sales shall be sold in sealed containers for consumption away from the premises;
- That no beers / ciders in single cans, bottles or multi-packs with an ABV of above 6.5% will be displayed / sold or offered for sale from the premises.
- 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;
- That 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;
- That a member of staff should be on duty at all times the premises is open that is trained in the use of the CCTV and able to view and download images to a removable device on request of Police or council officer;
- 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;
- That no alcohol to be stored or displayed within 2 metres of the entrance/exit unless behind the staff counter;
- That all 'off sales' of alcohol shall be provided in sealed containers and taken away from the premises;
- That clear legible signage shall be prominently displayed where it can be easily seen and read, requesting that 'off sales' of alcohol are not be opened and consumed in the vicinity of the premises;
- 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;

- That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation. A record of such training shall be kept / be accessible at all times and be made immediately available for inspection to council or police officers on request. The training record shall include the trainee's name (in block capitals), the trainer's name (in block capitals), the signature of the trainee, the signature of the trainer, the date(s) of training and a declaration that the training has been received;
- 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;
- That a register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept/ be accessible at the premises at all times. The register shall be made immediately available for inspection at the premises to council or police officers on request.

13. Copies of the representations and withdrawals are available in Appendix B.

Representations from other persons

14. A representation has been received from one other person, the leaseholder of the premises, stating that the sale of alcohol from the premises would be contrary to the terms of the lease. This has been accepted under the licensing objective of the prevention of public nuisance. A copy of the representation is available in Appendix C.

Conciliation

15. All representations were sent to the applicant and at the point of publication of the report. The responsible authorities have withdrawn. Dialogue has been attempted regarding the outstanding representation between the leaseholder and the applicant.

Premises history

16. This premises has not been previously licensed. There is no history of temporary event notices (TENs) or complaints to this address.

Map

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

Corsica Studios - Unit 4 & 5, Farrell Court, Elephant Road, London SE17 1LB

- Plays – indoors:
 - Sunday to Wednesday 09:00 to 02:30
 - Thursday 09:00 to 03:30
 - Friday and Saturday 09:00 to 00:00
- Films – indoors:
 - Sunday to Wednesday 09:00 to 02:30
 - Thursday 09:00 to 03:30
 - Friday and Saturday 09:00: to 00:00
- Indoor sporting event:
 - Sunday to Wednesday 09:00 to 02:30
 - Thursday 09:00 to 03:30
 - Friday and Saturday 09:00 to 00:00
- Live music – indoors:
 - Sunday to Wednesday 09:00 to 02:30
 - Thursday 09:00 to 03:30
 - Friday and Saturday 09:00 to 00:00
- Recorded music – indoors:
 - Sunday to Wednesday 09:00 to 02:30
 - Thursday 09:00 to 03:30
 - Friday and Saturday 09:00 to 00:00
- Performance of dance – indoors:
 - Sunday to Wednesday 09:00 to 02:30
 - Thursday 09:00 to 03:30
 - Friday and Saturday 09:00 to 00:00
- Entertainment similar to live/recorded music – indoors:
 - Sunday to Wednesday 09:00 to 02:30
 - Thursday 09:00 to 03:30
 - Friday and Saturday 09:00 to 00:00
- Late night refreshment – indoors:
 - Sunday to Wednesday 09:00 to 02:30

- Thursday 09:00 to 03:30
- Friday and Saturday 09:00 to 00:00
- Sale by retail of alcohol to be consumed on premises:
 - Sunday to Wednesday 09:00 to 02:30
 - Thursday 09:00 to 03:30
 - Friday and Saturday 09:00 to 00:00
- Sale by retail of alcohol to be consumed off premises:
 - Sunday to Wednesday 09:00 to 02:30
 - Thursday 09:00 to 03:30
 - Friday and Saturday 09:00 to 00:00
- Late night refreshment – outdoors:
 - Sunday to Wednesday 09:00 to 02:30
 - Thursday 09:00 to 03:30
 - Friday and Saturday 09:00 to 00:00

Little La Bodeguita Ltd, Unit 2, Castle Square, 40 Elephant Road, SE17 1EU

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

Naranjo Restaurant, Railway Arch 113c, Elephant Road, London SE17 1LB

- Live music – indoors:
 - Monday to Sunday 11:00 to 00:00
- Entertainment similar to recorded music / dance – indoors:
 - Sunday to Thursday 11:00 to 00:30
 - Friday to Saturday 11:00 to 01:30

- Late night refreshment – indoors:
 - Sunday to Thursday 23:00 to 00:30
 - Friday to Saturday 23:00 to 01:30
- Sale by retail of alcohol to be consumed on premises:
 - Sunday to Thursday 11:00 to 00:00
 - Friday to Saturday 11:00 to 01:00

Distrandina, Unit 6, Farrell Court, Elephant Road, London SE17 1LB

- Live music – indoors:
 - Sunday to Thursday 08:00 to 03:00
 - Friday to Saturday 08:00 to 04:00
- Recorded music – indoors:
 - Sunday to Thursday 08:00 to 03:00
 - Friday to Saturday 08:00 to 04:00
- Performance of dance – indoors:
 - Sunday to Thursday 08:00 to 03:00
 - Friday to Saturday 08:00 to 04:00
- Entertainment similar to live/recorded music – indoors:
 - Sunday to Thursday 08:00 to 03:00
 - Friday to Saturday 08:00 to 04:00
- Late night refreshment – indoors:
 - Sunday to Thursday 23:00 to 03:00
 - Friday to Saturday 23:00 to 04:00
- Sale by retail of alcohol to be consumed on premises:
 - Sunday to Thursday 08:00 to 03:00
 - Friday to Saturday 08:00 to 04:00
- Sale by retail of alcohol to be consumed off premises:
 - Sunday to Thursday 08:00 to 03:00
 - Friday to Saturday 08:00 to 04:00

Bola 8, Unit 122, Elephant Road, London SE17 1LB

- Recorded music – indoors:
 - Monday to Sunday 11:00 to 06:00

- Entertainment similar to live/recorded music – indoors:
 - Monday to Sunday 11:00 to 06:00
- Late night refreshment – indoors:
 - Monday to Sunday 23:00 to 05:00
- Sale by retail of alcohol to be consumed on premises:
 - Monday to Thursday 11:00 to 00:00
 - Friday to Sunday 11:00 to 03:00

Pretty Unicorn, Units 21 and 22, 40 Elephant Road, London SE17 1EU

- Late night refreshment – indoors:
 - Friday and Saturday 23:00 to 00:00
- Sale by retail of alcohol to be consumed on premises:
 - Monday to Sunday 10:00 to 22:45.

Southwark Council statement of licensing policy

18. Council assembly approved Southwark’s statement of licensing policy 2021-2026 on 25 November 2020 and came into effect on 1 January 2021.
19. Sections of the statement that are considered to be of particular relevance to the sub-committee’s consideration are:
 - Section 3 - Purpose and scope of the policy. This reinforces the four licensing objectives and the fundamental principles upon which this Authority relies in determining licence applications.
 - Section 5 – Determining applications for premises 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.
 - Section 6 – Local cumulative impact policies. This sets out this authority’s approach to cumulative impact and defines the boundaries of the current special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy.
 - Section 7 – Hours of operation. This provides a guide to the hours of licensed operation that this Authority might consider appropriate by type of premises and (planning) area classification.
 - Section 8 – The prevention of crime and disorder. This provides general guidance on the promotion of the first licensing objective.

- Section 9 – Public safety. This provides general guidance on the promotion of the second licensing objective.
 - Section 10 – The prevention of nuisance. This provides general guidance on the promotion of the third licensing objective.
 - Section 11 – The protection of children from harm. This provides general guidance on the promotion of the fourth licensing objective.
20. 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.

Cumulative impact area (CIA)

21. The premises is not situated in any of Southwark’s CIAs. The premises is situated in the Elephant and Castle major town centre area.
22. Under the Southwark statement of licensing policy 2021 - 2026 the following closing times are recommended as appropriate within this area for these categories of premises:
- Closing time for off licences and alcohol sales in grocers and supermarkets:
 - Daily to 00:00 (midnight)

Resource implications

23. 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

24. 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.

Community impact statement

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

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance

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

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

Principles for making the determination

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

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

30. 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.

31. 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.

32. 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

33. 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.

34. The four licensing objectives are:

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

35. 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.

36. 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.

37. 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

38. 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

39. 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.
40. 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

41. 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.
42. 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.
43. 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.
44. 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.

45. 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.
46. 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.
47. 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.
48. 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

49. 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 Finance and Governance

50. 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 Kirty Read Tel: 020 7525 5748

APPENDICES

Name	Title
Appendix A	Application for a premises licence and plans

Appendix B	Representations withdrawn by Responsible Authorities
Appendix C	Representations submitted by Other Persons
Appendix D	Map of the locality

AUDIT TRAIL

Lead Officer	Caroline Bruce, Strategic Director of Environment and Leisure	
Report Author	Andrew Heron, Principal Licensing Officer	
Version	Final	
Dated	29 July 2021	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Governance	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		29 July 2021