

Item No. 5.	Classification: Open	Date: 26 August 2021	Meeting Name: Licensing Sub-Committee
Report Title		Licensing Act 2003: Ponce's Corporation, Arch 144 Eagle Yard, Hampton Street, London SE1 6SP	
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 Ponce's Corporation Limited for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Ponce's Corporation, Arch 144 Eagle Yard, Hampton Street, London SE1 6SP.
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 17 of this report deal with the representations submitted in respect of the application and conciliation. Copies of the representation submitted by the responsible authorities and 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 E.
 - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing regulations, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

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

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

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 05 July 2021 Ponce's Corporation Limited applied for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Ponce's Corporation, Arch 144 Eagle Yard, Hampton Street, London SE1 6SP. The premises are described in the application as simply being:

"It's a Café and Restaurant, specialized in South American food"

9. The hours applied for are summarised as follows:
 - The sale by retail of alcohol (on sales):
 - Sunday to Thursday: 11:00 to 22:30
 - Friday and Saturday: 11:00 to 23:30
 - The provision of late night refreshment (indoors):
 - Friday and Saturday: 23:00 to 23:30
 - Opening hours:
 - Sunday to Thursday: 09:00 to 23:00
 - Friday and Saturday: 09:00 to 00:00

10. The designated premises supervisor is to be Luis Ernesto Barragan Ponce who holds a personal licence with the London Borough of Lambeth.
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. A representation has been submitted by the Metropolitan Police Service (Licensing Division) under the licensing objectives of the prevention of crime and disorder and the prevention of public nuisance. The premises has been run unlicensed and at times when it did have temporary event notices (TENs) was run with breaches occurring contrary to Coronavirus Regulations. If the licence were to be granted by the sub-committee, additional conditions are sought.
13. Trading standards have made a representation under all four licensing objectives further to visits made to the premises.
14. A representation has been submitted by the licensing authority, in their role as a responsible authority. The licensing authority has asked for additional conditions, and a dispersal policy.
15. The representations from the responsible authorities are available in Appendix B.

Representations from other persons

16. Representations have been received from seven other persons. These are all residents in the immediate vicinity who provide details of how their lives are already negatively impacted by similarly licensed premises on the same parade and that they believe that the granting of another premises will only add to the problems of antisocial behaviour in the locality. Redacted versions of the representations are available in Appendix C.

Conciliation

17. All representations were sent to the applicant and at the point of publication of the report; none of the representations had been conciliated. An offer has been made for the Applicant to send mediatory correspondence to all parties.

Premises history

18. On 4 February 2016 Ponce's Corporation Limited applied for a new premises licence in respect of this premises. The Metropolitan Police Service and the council's environmental protection team (EPT) made representations. The application went before the Southwark licensing sub-committee on 19 April 2016 and the licence was granted with conditions.

19. On 22 December 2017 Ponce's Corporation Limited applied under section 34 of the Licensing Act 2003 to the council to vary the premises licence. This application received representations but was withdrawn before being heard by the sub-committee.
20. On 30 July 2018 an application to vary the designated premises supervisor was made along with a premises licence transfer to Sabor De Mi Tierra Limited.
21. Sabor De Mi Tierra Limited was dissolved on 3 March 2020. The licence had not been surrendered. No timely transfer was made and therefore the licence lapsed. A copy of the previous licence is available for members' information in Appendix D.
22. The following complaints have been received regarding the premises in the last 12 months:

Date	Complainant	Complaint	Action
17/08/2021	Local resident	Disturbance from patrons leaving	Visits to premises from night time economy team (NTE) – see licensing representation in Appendix B
20/08/2021	Local resident	<p>Since lockdown measures loosened, disregard to social distancing measures, excessive music/noise emanating from this establishment and anti-social behaviour observed in several forms.</p> <p>Every Friday, Saturday and Sunday, the disturbances are constant and patrons loiter and spill out onto the front entrance. They park their cars on privately owned land (believe the loading area belongs to Strata) and continue their loud music, chatter, drunken and nuisance behaviour well beyond licensing hours.</p>	Visits to premises from NTE (as above)
08/09/2021	Local Resident (Other Person F in the agenda)	On multiple occasions the premises allows large numbers of patrons to congregate outside the building into the early hours of the morning often till 4am. Loud music, breaches of Coronavirus Regulations, opening beyond hours.	Visits to premises from NTE (as above)

Date	Complainant	Complaint	Action
17/05/2021	Local Resident	Excess noise from premises	Visits to premises from NTE (as above)
18/05/2021	Local Resident (Other Person C in the agenda)	Premises operating without licence in place.	Visits to premises from NTE (as above)

23. The following temporary events notices (TENs) have been granted in the last 12 months:

Applicant	Activities	Times	Counter Notice?
Luis Ernesto Barragan Ponce	Sale by retail of alcohol (on sales)	22/03/2020 – 22/03/2020 from 00:00 to 04:00	No
Luis Ernesto Barragan Ponce	Sale by retail of alcohol (on sales)	23/08/2020 – 23/08/2020 from 00:00 to 04:00	No
Luis Ernesto Barragan Ponce	Sale by retail of alcohol (on sales) and Late Night Refreshment	04/06/2021 to 06/06/2021 from 11:00 to 23:30	No
Luis Ernesto Barragan Ponce	Sale by retail of alcohol (on sales) and Late Night Refreshment	11/06/2021 – 13/06/2021 from 11:00 to 23:30	No
Luis Ernesto Barragan Ponce	Sale by retail of alcohol (on sales) and Late Night Refreshment	18/06/2021 – 18/06/2021 from 11:00 to 00:00	No
Luis Ernesto Barragan Ponce	Sale by retail of alcohol (on sales) and Late Night Refreshment	26/05/2021 – 27/06/2021 from 11:00 to 00:00	No
Luis Ernesto Barragan Ponce	Sale by retail of alcohol (on sales)	02/07/2021 to 04/07/2021 from 11:00 to 00:00	No
Luis Ernesto Barragan Ponce	Sale by retail of alcohol (on sales) and Late Night Refreshment	09/07/2021 – 11/07/2021 from 11:00 to 00:00	No
Luis Ernesto Barragan Ponce	Sale by retail of alcohol (on sales) and Late Night Refreshment	30/07/2021 – 01/08/2021 from 11:00 to 00:00	Withdrawn

Map

24. A map showing the location of the premises is attached to this report as Appendix E. The following are a list of licensed premises in the immediate vicinity of the application:

Ivory Arch, 80-82 Walworth Road, London SE1 6SW:

- The sale by retail of alcohol (both on and off sales):
 - Monday to Sunday from 11:00 to 00:00 (midnight)
- The provision of late night refreshment (both indoors and outdoors):
 - Monday to Sunday from 23:00 to 00:00 (midnight).
- The provision of regulated entertainment in the form of live music, recorded music, films and plays:
 - Monday to Sunday from 11:00 to 00:00 (midnight).

Mamuska, 16 Elephant and Castle, London SE1 6TH

- The sale by retail of alcohol (both on and off sales):
 - Monday to Saturday from 10:00 to 02:00 (the following day)
 - Sunday from 12:00 (midday) to 23:00.
- The provision of late night refreshment (both indoors and outdoors):
 - Monday to Saturday from 23:00 to 02:30 (the following day)
 - Sunday from 23:00 to 23:30.
- The provision of regulated entertainment in the form of live music, recorded music, and performances of dance:
 - Monday to Saturday from 09:00 to 02:00 (the following day)
 - Sunday from 09:00 to 23:00.

Chatkhara Restaurant, 84 Walworth Road, London SE1 6SQ

- The provision of late night refreshment (indoors):
 - Monday to Sunday from 23:00 to 02:00 (the following day).

Corporation Ponce, Arch 144, Eagle Yard, Hampton Street, London SE1 6SP

- The sale by retail of alcohol (on sales):
 - Sunday to Monday from 14:00 to 22:30
 - Friday and Saturday from 14:00 to 23:30.

- The provision of late night refreshment (indoors):
 - Friday and Saturday from 23:00 to 23:30.
- The provision of regulated entertainment in the form of live music and recorded music:
 - Friday to Saturday from 14:00 to 23:30
 - Sunday from 14:00 to 22:30.

La Barra (Downstairs), Arch 147, Eagle Yard, Hampton Street, London SE1 6SP

- The sale by retail of alcohol (on sales):
 - Sunday to Thursday from 10:00 to 23:30
 - Saturday and Sunday from 10:00 to 00:00.
- The provision of late night refreshment (indoors):
 - Sunday to Thursday from 23:00 to 23:30
 - Saturday and Sunday from 23:00 to 00:00.

Rincon Tropical (Upstairs), Arch 147, Eagle Yard, Hampton Street, London SE1 6SP

- The sale by retail of alcohol (on sales):
 - Sunday to Thursday from 10:00 to 23:30
 - Saturday and Sunday from 10:00 to 00:00.
- The provision of late night refreshment (indoors):
 - Sunday to Thursday from 23:00 to 23:30
 - Saturday and Sunday from 23:00 to 00:00.

Chill Out Billards Pool Limited, Arch 148, Eagle Yard, Hampton Street, London SE1 6SP:

- The sale by retail of alcohol (on sales):
 - Sunday to Thursday from 10:00 to 23:30
 - Saturday and Sunday from 10:00 to 00:30
- The sale by retail of alcohol (off sales):
 - Sunday to Thursday from 10:00 to 00:00
 - Saturday and Sunday from 10:00 to 01:00
- The provision of late night refreshment (indoors):
 - Sunday to Thursday from 23:00 to 23:30
 - Saturday and Sunday from 23:00 to 00:30

Pasaje Primavera, Arch 146, Eagle Yard, Hampton Street, London SE1 6SP

- The sale by retail of alcohol (on sales only):
 - Sunday to Thursday from 11:00 to 00:00
 - Thursday and Friday from 11:00 to 02:30
- The provision of late night refreshment (indoors):
 - Sunday to Thursday from 23:00 to 00:00
 - Friday and Saturday from 23:00 to 02:30
- Regulated entertainment in the form of live music and recorded music (indoors) and facilities for making music (indoors):
 - Monday to Sunday from 06:00 to 00:00.

Southwark Council statement of licensing policy

25. Council assembly approved Southwark's statement of licensing policy 2021-2026 on 25 November 2020 and came into effect on 1 January 2021.
26. 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.
27. The purpose of Southwark’s statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should 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)

28. The premises is not situated in any of Southwark’s CIAs. The premises is situated in the Elephant and Castle major town centre area.
29. 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 restaurants and cafes:
 - Sunday to Thursday to 00:00 (midnight)
 - Friday and Saturday to 01:00 (the following day)
 - Closing time for public houses, wine bars or other drinking establishments:
 - Sunday to Thursday to 23:00
 - Friday and Saturday to 00:00 (midnight).

Resource implications

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

Consultation

31. 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

32. 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

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

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

Principles for making the determination

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

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

37. 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.

38. 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.

39. 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

40. 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.

41. The four licensing objectives are:
- The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.
42. 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.
43. 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.
44. 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

45. 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

46. 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.
47. 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

48. 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.
49. 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.
50. 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.
51. 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.
52. 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.
53. 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.

54. 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.
55. 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

56. 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

57. 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 submitted by Responsible Authorities
Appendix C	Representations submitted by Other Persons
Appendix D	Previous Licence
Appendix E	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	13 August 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	13 August 2021	