



The Licensing Unit  
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**Our** MD/21/188/21  
**reference:**

**Date:** 17<sup>th</sup> August 2021

Dear Sir/Madam

**Re:- Rose Court, 2 Southwark Bridge Road, London SE1 9HS**

Police are in possession of an application from the above for a new premise licence and the premises are described within the application as a co-location office campus.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area. The premises also falls within the cumulative impact area (CIA) for Borough and Bankside. The presumption changes when a premises is within CIA from that to grant to refuse unless the applicant can prove it will have no cumulative impact. The applicant has failed restrict the use of the premises to that described or restrict the access to general public, so would be classified under the Licensing policy as a bar.

The licensable hours applied for in the application are outside that recommended by Southwark Council statement of licensing policy.

We would like to see the following a condition restricting the use of the premises to that of office workspace with all other activities as ancillary.

We would also like the conditions to be included on the licence to promote the crime and disorder licensing objective, some of which may have been offered as part of the operating schedule but the wording is important to avoid ambiguity.

1. 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. It should cover all areas within the premises used in the sale and consumption of alcohol, any outside area and to the front in all lighting conditions.

2. 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.
3. That all CCTV footage shall be kept for a period of thirty one (31) days, maintained to a good working order and shall, upon request, be made immediately available to Officers of the Police and the Council
4. That all staff involved in the sale or service of alcohol 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.

The Following is submitted for your consideration.

Yours Sincerely

**PC Graham White 288MD**

Licensing Officer

Southwark Police Licensing Unit

# MEMO: Licensing Unit

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**To** Licensing Unit                      **Date** 20 August 2021  
**From** Jayne Tear  
**Email** jayne.tear@southwark.gov.uk

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**Subject** Re: Rose Court, Rose Court, 2 Southwark Bridge Road Street, London, 9HS  
– Application for a premises licence

I write with regards to the above application for a premises licence submitted by Green & Fortune Limited under the Licensing Act 2003, which seeks the following licensable activities:

- Plays (indoors) on Sunday to Thursday from 07:00 to 00:30 and on Friday and Saturday from 07:00 to 01:30
- Films (indoors) on Sunday to Thursday from 07:00 to 00:30 and on Friday and Saturday from 07:00 to 01:30
- Live music (indoors) on Sunday to Thursday from 07:00 to 00:30 and on Friday and Saturday from 07:00 to 01:30
- Recorded music (indoors) on Sunday to Thursday from 07:00 to 00:30 and on Friday and Saturday from 07:00 to 01:30
- Performance of dance (indoors) on Sunday to Thursday from 07:00 to 00:30 and on Friday and Saturday from 07:00 to 01:30
- Anything of a similar description to live music, recorded music and performance of dance (indoors) on Sunday to Thursday from 07:00 to 00:30 and on Friday and Saturday from 07:00 to 01:30
- Late night refreshment (indoors) on Sunday to Thursday from 23:00 to 00:00 and on Friday and Saturday from 23:00 to 01:00
- Supply of alcohol (on and off the premises) on Sunday to Thursday from 07:00 to 00:00 and on Friday and Saturday from 07:00 to 01:00
- Overall opening times shall be on Sunday to Thursday from 07:00 to 01:00 and on Friday and Saturday from 07:00 to 02:00

## **Non-standard timings**

- For all licensable activities above and opening times from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day
- Roof Terrace – 08:00 to 22:00 Monday to Saturday and 10:00 to 16:00 on Sunday

The premises is described within the application as:

*'The application is to cover WPP's new co-location office campus, at Rose Court. WPP is a British multinational communications, advertising, public relations, technology, and commerce company, headquartered in London. The new development will provide a high quality office and shared amenity spaces in the form of a café, canteen, restaurant event space and a business lounge. This is in addition to work spaces and internal meeting areas for staff. The layout is more particularly shown on the plans submitted with this application. The proposed licensable activities are*

- *Sale of alcohol – for consumption on and off the premises:*  
*o Sunday to Thursday – 07.00 to 00.00, o Friday and Saturday – 07.00 to 01.00*  
*o Non-Standard Times: Roof Terrace – 08.00 to 22.00 Monday to Saturday; and*  
*10.00 to 16.00 Sunday, o NYE 24 Hours*
- *Provision of late night refreshment (hot food/ hot drink) after 11pm – Indoors*  
*Only: o Sunday to Thursday – to 00.00, o Friday and Saturday – to 01.00*
- *Provision of Regulated Entertainment – Live Music, Recorded Music,*  
*Performance of Dance, Anything Similar, Plays, Films – Indoors Only*  
*o Sunday to Thursday – 07.00 to 00.30, o Friday and Saturday – 07.00 to 01.30*  
*o NYE 24 Hours'*

My representation is based on the Southwark Statement of Licensing policy 2021 – 2026 and relates to the licensing objectives for the prevention of crime and disorder and the prevention of public nuisance.

This premise is situated within the Bankside, Borough, London Bridge Strategic Cultural & London Bridge District Town Centre Area and also falls within the cumulative impact area (CIA) for Borough and Bankside. Under the Southwark Statement of Licensing Policy 2021 - 2026 the local CIA applies to night clubs, public houses & bars, restaurants & cafes, off-licences, supermarkets, convenience stores and similar premises.

Section six of the policy (from page 34) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 149 of the policy and this premises falls into the a mixture of classes of premises in 150 of the policy.

Therefore under 131 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

The applicant has not addressed the presumption to refuse this application within the operating schedule. I would recommend refusal of this application unless the applicant can demonstrate that the premises will not contributing to crime and disorder and public nuisance within the policy area.

Further to this, it is not clear from the general description on the application form what type of premises is going to operate. I assume from the 15 plans attached with this application that the premises has fifteen floors and that the licensable activities will take place on each floor. I ask the applicant to explain how the premises will operate as if it is an office space for workers how people will work with all of the other licensable activities going on. It could be that the premises will operate as an event space also at different times, which could also indicate that premises could also operate as a night club.

I believe that the hours applied for exceed the many different variables of class that this premises could fall into within the licensing policy and the application has not adequately addressed the four licensing objectives, therefore I am unable to recommend any opening hours until I have received further information from the applicant.

Due to the limited information provided I also ask the applicant to provide the following:

- An accommodation limit for the premises (to be conditioned)
- To provide a dispersal policy for the premises (to be conditioned)

Once I have all of the information I may submit further comments such as further conditions to address the licensing objectives and an amendment to the hours applied for to bring them in line with the licensing policy.

I therefore submit this representation and welcome any discussion with the applicant.

Southward's Statement of Licensing Policy 2021 – 2026 can be found on the following link:  
<https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>

Jayne Tear  
Principal Licensing Officer  
In the capacity of Licensing Authority as a Responsible Authority