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 Licensing Unit

BY EMAIL:

Contact: Michael Balmer
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Our ref:
 Your ref:

Date 13th May 2022

Dear Licensing

Southwark Tap Wine & Bar, Railway Arch 80, Scoresby Street, London SE1 0XN

Licensing Act 2003 – Monday 30 May 2022 at 10.00am

We write further to the representations, recently received on Monday 9th May 2022 in respect of the premises licence application for Southwark Tap and Wine Bar.

It is important to note that the applicant has previously received representations from Environmental Health and local trading standards and have agreed to appropriate conditions which have alleviated concerns raised to the extent that both stakeholders have now withdrawn their concerns (some of which have been duplicated below). It is hoped that the applicant can address the concerns raised by the various parties, referred to below, sufficiently so that a premises application can be granted by consent and without the need for a contested committee hearing.

Background

The premises is located near to Blackfriars Road which is a busy commercial and office area in London. There is also a very busy rail interlink between 5 of the busiest stations in London which means trains are travelling through the junction 24 hours a day 7 days a week. These train lines run directly over the railway's arches where the

premises (and others) are located. As outlined, there are already a number of other licensed premises in the vicinity.

Whilst a new premises licence is sought, it is right to say that a bar and restaurant has been on the same site (archway 80) since 1982. However, whilst the previous establishment, Blackfriars Bar, may have attracted drunk and anti-social behaviour, Southwark tap is intended to be a high-end bar and restaurant; a “date night” venue providing wine sampling and craft beers. The premises will be open to public on weekdays, and will be closed to the public on weekends and used for private events. It is unlikely to be open every weekend. The applicant is not targeting the football crowd that other local premises attract, (Charlotte pub for example).

The live music will be a piano player or acoustic guitar, with singer. The style of music will be the easy listening or jazz and the level of the music will be background only between 5pm and 10pm. Recorded music is similarly intended to be played at background level only. The client is aware of nearby premises having loud dance music and a DJ. It is not envisaged for these premises to become a nightclub.

The client believes in a “non – advertising” approach; they intend to grow the clientele organically and contribute to the local community. The client has experience of operating well run licensed premises in London. The client’s sister premises, located in Clapham (Clapham Tap) has been included in the Time Out magazine list of the Top 100 bars in 2021 (<https://www.timeout.com/london/bars-and-pubs/the-best-pubs-in-london>).

Police Representations

With regard to the representations made by PC Graham White on behalf of Metropolitan Police, our client can confirm their agreement to proposed conditions 1–6.

In respect of condition 2, it is our client's intention to retain CCTV for a minimum of 2 months rather than the 31 days proposed. Our client intends to install and maintain 16 cameras inside and out, covering the inside, front and side of the property as well as the rear alleyway.

With regard to condition 7 (provision of SIA registered door supervisors) our client submits that this is unduly onerous and unnecessary. Our client understands that security was never a condition of the previous owner's licence. Furthermore, the proposed ambience and clientele will be very different from other venues in the vicinity, such as the Charlotte Pub. There is no intention to show live sport or target a sports audience. There is no intention to provide loud or late-night music which would attract a rowdy clientele.

However, our client is prepared to risk assess the need for security and consider engaging appropriate door staff for large scale events such as the Queen's Jubilee or Football World Cup (if and as required). It is our client's intention that the premises will be closed to the public on weekends and open only for private events.

We would invite the police to consider this more tailored approach and withdraw their request for a blanket provision of door staff.

In addition in an effort to reduce the noise and disturbance caused by people congregating outside the premises after closing time, the client will implement the attached dispersal policy and ensure all staff are trained in its requirements. The client is further willing to attach any additional requirements to the dispersal policy deemed appropriate by the police.

It is submitted that this will address additional concerns with regard to crime and disorder and the agreement to the above conditions will address the rebuttable presumption present due to the cumulative Impact zone.

Licensing Representations

We refer to our comments communicated to Ms Tear by email on 4th May. The proposed operating hours now sought (and agreed by Trading Standards) are:

- Sale of alcohol (on the premises): Monday to Saturday: 11:00 – 23:00, Sunday: 11:00 – 22:30;
- Opening hours: Monday to Saturday: 11:00 – 23:30, Sunday: 11:00 – 23:00.

We would submit that these are “standard” operating times for a licensed premises and are in line with a number of other establishments in the vicinity. It is not accepted that these hours extend the licensing hours for the area.

The applicant agrees to a condition prohibiting the use of the outdoor area for licensable activities after 2200hrs each night.

The applicant no longer wishes to provide late night refreshment.

The accommodation limit for the premises will be 120 persons.

In addition in an effort to reduce the noise and disturbance caused by people congregating outside the premises after closing time, the applicant will implement the attached dispersal policy and ensure all staff are trained in its implementation. The client is further willing to attach any additional requirements to the policy deemed appropriate by the police. A copy of the policy shall be kept at the premises and made available for inspection.

It is submitted that these additional conditions address the rebuttable presumption present due to the cumulative Impact zone.

Residents' objections and representations

There has been a licensed premises on that site since 1982. The applicant understands that there are 5 residential properties that back onto the premises. The applicant understands the concerns of local residents and wishes to engage and co-operate with the local community. The applicant undertakes to operate the premises responsibly and to work together with local residents. It is hoped that the bar/restaurant will encourage a different type of clientele to that enjoyed by Blackfriars.

In summary these objections and representations focus on the increase to perceived noise levels and anti-social behaviour which are already prevalent in the area. The residents' concerns are borne out of the existing premises and layout of the area at present and some issues around the way the premises were run by the previous owner.

Cllr Morris comments

With regard to the bi fold door, the client intends that the internal structure in the mezzanine level will be such that there will be a double set of doors which will create a "porchway" and is intended to control the sound emitting from the premises.

It is submitted that it would be disproportionate to prohibit licensable activities from outdoor areas at all times.

Residents' comments

Reference is made to this application being an additional premises or a change of use. The applicant is not aware of a change of use. A licensed premises has been on the site since 1982.

The applicant is unable to comment on the traffic or parking issues prevalent in the area. However the premises are intended to appeal to the local residents as well as workers from the nearby businesses having a drink after work. It is envisaging that people will walk to and from the premises and will not be travelling to the premises by car.

There is a fire escape at the rear of the premises to enable access to the rear yard. This is where the bins will be kept, not at the front of the premises as feared.

The client has no intention of changing the use of the premises to a late-night venue or nightclub. Any change of use would require a variation of the premises licence which would need to be approved by the local authority in any event. The objection to this application on the grounds of speculation of what may (or more likely, may not) happen in the future is unfounded and unfair.

The client intends to dramatically increase the provision of toilets on the premises to address the issue of urinating/defecating in the street. The previous premises had 2 cubicles – one for men and one for women. This will be increased to 6; 2 cubicles for women and 3 urinals and a cubicle for men.

It is submitted that the presence and location of the premises will actually contribute to a decrease in crime and disorder as the front and side alleyway which will be covered by 24hr CCTV. This will deter criminal and anti-social behaviour which is a feature of the area.

Our client is content for these representations to be circulated to the Metropolitan Police, the Licensing officer, Cllr Morris and residents who have raised concerns about

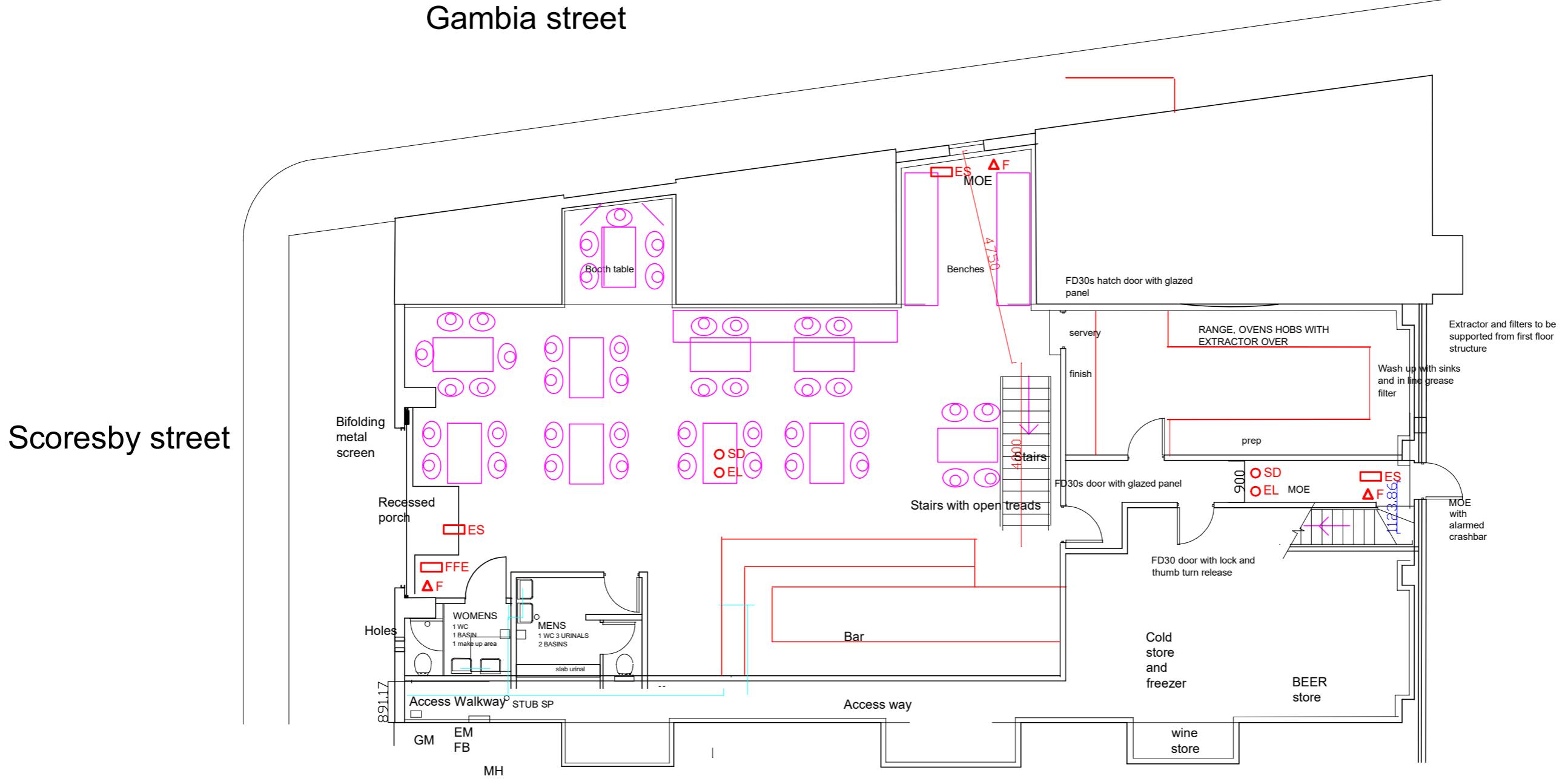
this application. Our client is also willing to meet with parties to discuss further the proposals for the premises and allay any concerns.

Yours Faithfully

Michael Balmer

Michael Balmer – Partner

Weightmans LLP

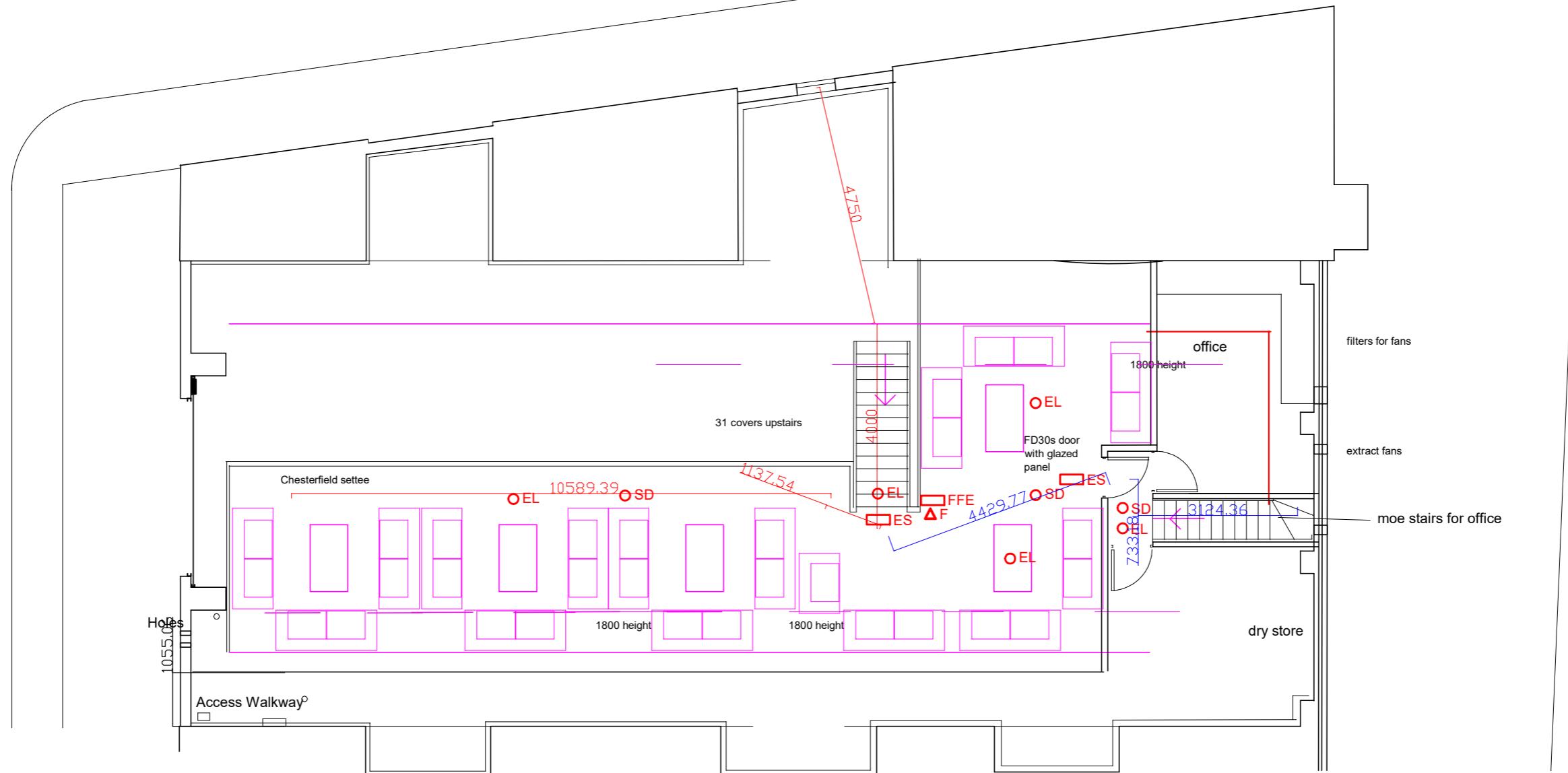


PROPOSED GROUND FLOOR PLAN MOE 1:100

□FFE
△wc
△CO2
△AFFF
△DP
△WS
○FB
○SD
○EL
□ES

FFE - Fire fighting equipment station
△wc - wet chemical 6lt extinguisher
△CO2 - Fire extinguisher
△F - Foam Fire extinguisher
△DP - Dry powder Fire extinguisher and sign
△WS - water spray 6 lt Fire extinguisher
○FB - Fire blanket and sign
○SD - Smoke detector and alarm
○EL - emergency light
□ES - illuminated emergency exit sign

ALEX IMLACH DESIGN 02088779955
 PROJECT: 80 Scoresby Street, London SE1 0XN
 CLIENT: Tristan Angel
 TITLE: Proposed Ground floor
 SCALE: 1:100 DWG NO: 711/MOE/110 REV: A
 Rev A - revised
 500 1000 2000 5000
 Scale bar in mm



PROPOSED MEZZANINE FLOOR PLAN MOE 1:100

ALEX IMLACH DESIGN 02088779955
 PROJECT: 80 Scoresby Street, London SE1 0XN
 CLIENT: Tristan Angel
 TITLE: Proposed Mezzanine floor
 SCALE: 1:100 DWG NO: 711/MOE/111 REV: A
 Rev A - revised layout
 500 1000 2000
 Scale bar in mm 5000

- FFE - Fire fighting equipment station
- ▲ wc - wet chemical 6lt extinguisher
- ▲ CO2 - Fire extinguisher
- ▲ F - AFFF Foam Fire extinguisher
- ▲ DP - Dry powder Fire extinguisher and sign
- ▲ WS - water spray 6 lt Fire extinguisher
- FB - Fire blanket and sign
- SD - Smoke detector and alarm
- EL - emergency light
- ES - illuminated emergency exit sign

Southwark Tap and Wine Bar Dispersal policy

Date Created:

Date of last review: NB Policies should be reviewed annually

There are 4 licensing objectives of equal importance:

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

It is our legal obligation to ensure that we prevent crime and disorder and public nuisance on our premises and as people are leaving our premises. As a business we value our reputation, want to have good relationships with our neighbours, care for our clients, want to work in partnership with the statutory authorities and are committed to trading within the law while maintaining the highest possible ethical standards in all our business activities.

We expect all of our team to work with us to commit to running a venue that is orderly, peaceful and free from crime, disorder and nuisance. This policy is intended to guide you through the process. This policy should be implemented in conjunction with all other policies.

Staff procedure and responsibilities

The following steps should be taken to disperse customers:

- As soon as last orders are called:
 - a staff member should visit each group or individual in the premises advising them in a friendly manner that the premises are now closed, thank them for their custom and advise them that they should leave as quickly as possible.
 - music levels should be reduced to a minimum and low volume calming relaxing music put on
 - Lighting levels will be increased
 - Staffing levels at service points may be reduced and staff redirected to other duties such as customer dispersal, glass collection and cloakroom duties.
 - Empty glasses should be collected from each table
 - Windows and entrance doors should be closed to ensure neighbours are not disturbed.
- Staff and managers should be tasked with remaining both inside and outside the premises and ask customers who are leaving to do so:
 - Quietly
 - With no open drinks
 - And to move away from the premises as quickly and orderly as possible

- A limited period of 'drinking-up' time will assist with the gradual dispersal of all customers at the end of the evening. In England and Wales there is no statutory drinking up time but our internal policy is approximately 30 minutes after last orders.
- Appropriate signage is placed at all exit doors asking customers to respect our neighbours/leave quietly. If this is damaged or missing this must be reported to a supervisor or manager.
- Appropriate signage is placed at all exit doors reminding customers not to take any drinks/glasses/bottles out of the premises. consider placing a table/bottle skip close to the door. If this is damaged or missing this must be reported to a supervisor or manager.
- There should be visible management and staff presence in the customer areas during closing time to ensure all customers leave quietly, orderly and quickly.
- We can provide appropriate information to customers who require a taxi our preferred supplier is [TBC]. All staff will know the locations of the nearest Taxi Rank(s) [insert location of Taxi Rank]

Please sign this document to acknowledge that you have understood this policy and what you are required to do.

Trainer's Name:

Trainer's Signature:

Trainee's Name:

Trainee's Signature:

Date: