

Item No. 5.	Classification: Open	Date: 23 June 2022	Meeting Name: Licensing Sub-Committee
Report Title		Licensing Act 2003: Southwark Tap & Wine Bar, Railway Arch 80, Scoresby Street, London SE1 0XN	
Ward(s) of group(s) affected		Borough and Bankside	
From		Strategic Director of Environment and Leisure	

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Ad Hoc Pubs Limited for premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Southwark Tap & Wine Bar, Railway Arch 80, Scoresby Street, London SE1 0XN.
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 four responsible authorities and 11 other persons and is therefore referred to the 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 13 to 28 of this report deal with the representations submitted in respect of the application. Copies of the representations submitted by the responsible authorities are attached to this report in Appendix B and copies of representations from other persons attached in Appendix C. A copy of the conciliation statement is attached as Appendix D. A map showing the location of the premises is attached to this report.
 - 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 1 April 2022, Ad Hoc Pubs Limited applied for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Southwark Tap & Wine Bar, Railway Arch 80, Scoresby Street, London SE1 0XN.

9. The premises are a converted railway arch, operating from a ground floor and mezzanine area. The premises are located on the site of a previous licensed premises and in an area consisting of a number of licensed premises. It will be an up market restaurant and wine bar, appealing to the young professionals in the area and will consist of restaurant and wine bar with provision of live and recorded music and provision and consumption of alcohol on the premises. The premises are enclosed with no beer garden, except a small frontage areas for smoking.

10. The hours applied for are summarised as follows: (amended after conciliation)
 - The sale by retail of alcohol (on the premises) :
 - Monday to Saturday: 11:00 to 23:00
 - Sunday: 11:00 to 22:30

 - Opening hours:
 - Sunday to Wednesday: 11:00 to 23:30
 - Thursday to Saturday: 11:00 to 23:30

11. The designated premises supervisor is Tristan Timothy Angel who holds a personal licence issued by Lambeth Council.
12. The premises licence application form provides the applicant's operating schedule. Parts E, F, 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

13. Representations were received from the Metropolitan Police Service, environmental protection team (EPT), licensing as a responsible authority and trading standards.
14. The police note that the premises are situated in the Bankside, Borough, London Bridge Strategic Cultural & Bankside and Borough District Town Centre Area, which is designated a cumulative impact area (CIA) which applies to the following types of premises: night clubs, public houses and bars, restaurants and cafes, off-licences, supermarkets, convenience stores and similar premises.
15. The police advise that cumulative impact creates a rebuttable presumption that new applications or variations that are likely to add to the existing cumulative impact will normally be refused or subject to limitations. It is for the applicant to demonstrate that the application will not if granted further contribute to the negative cumulative impact on the licensing objectives. The applicant has not fully addressed the licensing objectives or cumulative impact, in particular the prevention of crime and disorder licensing objective. The police have further suggested a number of conditions that they advise should be added to this licence, should it be granted.
16. The EPT state that there is a consistent approach to opening hours along Scoresby Street due to the numerous residential neighbours in close proximity. The longer hours sought for this premises could lead to public nuisance being caused both from noise leaking out of the premises and also from late night dispersal of patrons.
17. The EPT request that the applicant brings back the opening hours in line with the consented planning permission. Planning permission 13/AP/2303 (attached for reference) restricts the opening hours of the arch premises to 23:00 on Mondays to Saturdays and 22:30 on Sundays and public holidays. Condition 3 also restricts deliveries, unloading and loading to between 08:00 and 00:00 Mondays to Saturdays, with such activities not permitted on Sundays and bank holidays.
18. The reasoning for these restrictions was to ensure neighbouring residents do not suffer a loss of amenity by way of noise nuisance. The EPT asked for recorded and live music to be removed from the application, in the knowledge that this is permitted anyway during the hours sought by only having an alcohol on sale licence. To this effect, the applicant has agreed to bring back alcohol and opening hours, and as a result the removal of late night refreshment, live and recorded music from the application. With the revised hours, live and recorded music is permitted on the

premises just by having an alcohol on sales licence. The EPT representation is now withdrawn.

19. The licensing representation is concerned that the premises 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 and bars, restaurants and cafes, off-licences, supermarkets, convenience stores and similar premises.
20. The applicant has not addressed the presumption to refuse this application within the operating schedule. Licensing 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.
21. The hours asked for within the operating schedule are in excess of that which is appropriate within the licensing policy for this area therefore I ask the applicant to bring the opening hours in line with the policy. Further to this they recommend the use of the outside area for licensable activities is to cease at 22:00 daily. Licensing also have offered a number of conditions that should apply to the licence if it is granted.
22. Trading standards are making there representations under the licensing objective of the protection of children from harm. This is not a major issue but trading standards as a responsible authority noticed a minor mistake in the event operating schedule that just needs a small amendment.
23. The operating schedule has been amended and the representation is now withdrawn.
24. The representations and withdrawal are available in Appendix B.

Representations from other persons

25. Representations have been received from 11 other persons whose concerns are that the hours applied for exceed those that are recommended for a bar in this area. They advise that there is no indication of capacity on the plans. This is a narrow street with residential premises all along one side of it, and not suitable for excessive numbers of rowdy drunken patrons to be leaving the premises, urinating, vomiting and shouting as they go.
26. The other persons state that the noise from the current restaurants is intrusive on a nightly basis. There is disturbance from traffic, car doors banging, loud voices when people are leaving these premises at a late hour. The gardens and side alleys are littered with rubbish and on numerous occasions used as a makeshift toilet. The noise/nuisance problem will be even worse with an outdoor seating area, especially one the size of the area outside this arch.
27. They also state that there is already a major problem with parking and deliveries. Scoresby Street is a narrow street and is often blocked with cars parking legally and illegally on both sides of the road, impeding cars and large vehicles using the street. In the evenings and at weekends, people use it as a car park for the local area, often using the residents' bays. This change of use will exacerbate the problem.

28. The representations are available in Appendix C.

Conciliation

29. All representations were sent to the applicant who has responded with a conciliatory statement which is attached as Appendix D has been forwarded to all parties and we await responses. Conciliation has led to the withdrawal of representations by both EPT and Trading Standards.

Map

30. 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:

Public houses/restaurant

- Overseas Development Institute, Basement To 3rd Floor, 203 – 205 Blackfriars Road, London SE1 (Monday to Saturday until 23:00 and Sunday until 22:30)
- Flying Fish, Railway Arch 85, Scoresby Street, London SE1 (Monday to Saturday until 21:00 and Sunday until 16:00)
- Nandos, Railway Arch 86, Scoresby Street, London SE1 (Sunday to Thursday until 23:30 and Friday and Saturday until 00:00)
- Mar 1 Terra, 14 Gambia Street, London SE1 (Monday to Saturday until 00:30 and Sunday until 00:30)
- Local Express, Unit 2, 202-206 Union Street, London SE1 (Monday to Sunday until 01:00)
- TFL, Palestra House, 197 Blackfriars Road, London SE1 (Monday to Sunday until 00:00)
- Travel Lodge Southwark, 202-206 Union Street, London SE1 (24 hours)
- Hogsmill, 204 Union Street, London SE1 (Monday to Sunday until 23:30)

Southwark Council statement of licensing policy

31. Council assembly approved Southwark's statement of licensing policy 2021-2026 on 25 November 2020 and it came into effect on 1 January 2021.

32. 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.
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 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.
34. Members should take into consideration both the Southwark statement of licensing policy and the Section 182 Guidance when making decisions. Links are below:

Southwark statement of licensing policy:

<https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>

Section 182 Guidance:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/705588/Revised_guidance_issued_under_section_182_of_the_Licensing_Act_2003_April_2018_.pdf

Cumulative impact area (CIA)

35. The premises is situated in the Bankside, Borough, London Bridge Strategic Cultural and Bankside and Borough District Town Centre and the Borough and Bankside CIA.

36. 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: 00:00 (midnight)
 - Friday and Saturday: 01:00 (the following day)
- Closing time for public houses, wine bars or other drinking establishments:
 - Sunday to Thursday: 23:00
 - Friday and Saturday: 00:00 (midnight).

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/assets/attach/48607/Climate-Change-Strategy-July-2021-.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 with 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 2021 – 2026at:

<https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>

45. The equalities impact assessment is available at:

<https://modern.gov.southwark.gov.uk/documents/s92016/Appendix%20F%20-%20Equalities%20Impact%20Assessment.pdf>

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 £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

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 similar notices were exhibited outside of the premises for a period of 28 consecutive days.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

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 Revised 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

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	Southwark Licensing, C/O	Mrs Kirty Read Tel: 020 7525 5748
Home Office Revised Guidance to the Act	Community Safety and Enforcement, 160	
Secondary Regulations	Tooley Street, London SE1 2QH	
Southwark statement of licensing policy		
Case file		

APPENDICES

Name	Title
Appendix A	Application for a premises licence and plans
Appendix B	Representation submitted by responsible authorities
Appendix C	Representations submitted by other persons
Appendix D	Conciliation statement
Appendix E	Map of the locality

AUDIT TRAIL

Lead Officer	Caroline Bruce, Strategic Director of Environment and Leisure	
Report Author	Dorcas Mills, Principal Licensing Officer	
Version	Final	
Dated	10 June 2022	
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	10 June 2022	