



The Licensing Unit  
Floor 3  
160 Tooley Street  
London  
SE1 2QH

**Metropolitan Police Service**  
**Licensing Office**  
**Southwark Police Station**  
**323 Borough High Street**  
**LONDON**  
**SE1 1JL**

Tel: 020 7232 6756

Email:

[southwarklicensing@met.police.uk](mailto:southwarklicensing@met.police.uk)

**Our reference:** MD/21/101/22

**Date:** 16<sup>th</sup> June 2022

Dear Sir/Madam

**Re: 210, 210 Rye Lane SE15 4NL**

Police are in receipt of an application from the above for a new premises license described as follows.

**The business known as 210 is located in a ground floor terraced retail unit with a residential flat above. It is located in Rye Lane which is a busy main road.**

**The business will operate as a restaurant & bar and the layout is as per the plan submitted.**

**The rear garden area is not included in this application.**

**New premises application for:**

**Recorded music (indoors): Sun to Thurs: 23:00 - 00:00, Fri & Sat: 23:00 - 02:00**

**Late night refreshment (indoors): Sun to Thurs: 23:00 - 00:00, Fri & Sat: 23:00 - 02:00**

**Sale of alcohol (on & off the premises): Sun to Thurs: 10:00 - 00:00, Fri & Sat: 10:00 - 02:00**

**Opening hours: Sun to Thurs: 07:30 - 00:30, Fri & Sat: 07:30 - 02:30**

The premises are located within Peckham's cumulative impact area and as such has created a rebuttable presumption that new or variations to existing licences will be refused unless the applicant can demonstrate the new premises will not add to the

cumulative impact. The type of premises this relates to are Night Clubs, pubs, bars, off licences, grocery stores, supermarkets and anything similar.

I note from the application that this premises is to operate as a bar & restaurant with a substantial food offering. The application falls short of a full restaurant condition but does offer that all drinks be served by waiter/waitress to persons seated at the tables only.

The premises is also located in Peckham Major Town Centre. With regard to Southwark's statement of licensing policy the recommended closing times for restaurants in this location is 0100 on Friday & Saturday and midnight for the remainder. The recommended closing times for Bars and Pubs is midnight Friday and Saturday and 2300 for the remainder.

This application seeks hours far greater than those recommended by the policy for bars which is midnight as detailed above. The recommended policy hours are there for the promotion of the licensing objectives. I note the premises is in very close proximity to a number of residential flats that sit almost opposite the premises. This leaves the potential for noise disturbance and nuisance caused to residents when 70 patrons leave the venue at 02:30 hours over the weekend. It is for this reason that I recommend the applicant reduces the terminal hour to those recommended by the policy.

It should be for the licensing sub committee to determine if this premises is subject to the cumulative impact policy, and if the applicant has offered sufficient control measures for them to deviate to this extent from the recommended policy hours.

I recommend that this application is refused as it stands and recommend amendments to the operating hours.

Respectfully submitted for consideration

PC Ian Clements 2362 AS  
Southwark Licensing Officer.

On Tue, 28 Jun 2022 at 15:31, Tear, Jayne <[Jayne.Tear@southwark.gov.uk](mailto:Jayne.Tear@southwark.gov.uk)> wrote:

Dear Graham,

With reference to the representation submitted by me as responsible authority for licensing. Thank you for sending me the dispersal policy and for confirming the accommodation limit for the premises.

As you have accepted the restaurant condition within my representation, it is my opinion that the CIA Policy will not apply to the premises. I have amended the wording to allow for the six persons waiting for a table.

To avoid any ambiguity to what we are agreeing can you confirm that you agree with the following amendments/and conditions to the operating schedule:

**To amend the operating schedule opening hours and licensable activities as follows:**

- Closing times to cease on Sunday to Thursday at 00:00 hours and on Friday and Saturday at 01:00 hours
- Recorded music (indoors) on Sunday to Thursday from 23:00 to 00:00 and on Friday and Saturday from 23:00 to 01:00
- Late night refreshment to cease on Sunday to Thursday at 23:30 hours and on Friday and Saturday at 00:30 hours
- Supply of alcohol (on and off the premises) to cease on Sunday to Thursday at 23:30 hours and on Friday and Saturday at 00:30 hours

**To add the following conditions to the operating schedule:**

- Intoxicating liquor shall not be sold or supplied '*on the premises*' otherwise than to persons taking a substantial table meal and by consumption of such persons as an ancillary to their meal, with the exception of 6 persons waiting in the bar area to be seated for a meal.
- The written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy
- The accommodation limit for the premises shall not exceed 70 persons (excluding staff)

If you can confirm that you are in agreement with all of the above I will be in a position to withdraw my representation.

With kindest regards

Jayne

**Jayne Tear - Principal Licensing Officer – As Responsible Authority for Licensing**

**From:**

**Sent:** Tuesday, June 28, 2022 4:11 PM

**To:** Tear, Jayne <[Jayne.Tear@SOUTHWARK.GOV.UK](mailto:Jayne.Tear@SOUTHWARK.GOV.UK)>

**Subject:** Re: FW: [210, 210 Rye Lane](#)

Dear Jayne,

The proposed hours and conditions in your email are accepted and agreed.

Kind regards,

---

From: <[Ian.Clements@met.police.uk](mailto:Ian.Clements@met.police.uk)>

Date: Wed, 29 Jun 2022 at 11:15

Subject: RE: FW: 210, 210 Rye Lane

To: <[Jayne.Tear@southwark.gov.uk](mailto:Jayne.Tear@southwark.gov.uk)>,

Cc: <[Wesley.McArthur@southwark.gov.uk](mailto:Wesley.McArthur@southwark.gov.uk)>, <[Graham.S.White@met.police.uk](mailto:Graham.S.White@met.police.uk)>

Dear Graham & Jayne

Thank you for keeping me updates with the changes / amendments to the application.

Due to these amendments and the inclusion of those control measures detailed in the application, I can confirm that I am now in a position to withdraw my representation.

Kind Regards

Ian

**From:** Binya, Raymond <[Raymond.Binya@southwark.gov.uk](mailto:Raymond.Binya@southwark.gov.uk)>

**Sent:** Friday, June 17, 2022 1:16 PM

**To:** Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>

**Cc:**

**Subject:** RE: Application for a new premises licence for 210, 210 Rye Lane, London SE15 4NL our ref 977197

Dear Licensing Team,

Application for a new premises licence under the Licensing Act 2003

**Application reference number:** 877581

**Address:** 210  
210 Rye Lane  
London  
SE15 4NL

I wish to make a representation on behalf of Southwark Environmental Protection Team (EPT) in our capacity as Environmental Health Responsible Authority, about the likely effect of the sought licence if granted on the promotion of the 'prevention of public nuisance' licensing objective.

#### Layout Plan:

It is stated that garden area is not included in this application, however, the actual plan that attached to this application shows an outside seating area of about 37 square meters. The premises benefits from a planning application 18/AP/3409 that was granted in 2019 for *Change of use from dry cleaners (A1 use class) to catering facility, kitchen and restaurant (A3 use class) facilitated by installation of extractor fan and flue to the rear elevation together with removal of a side lean-to extension*". Approved plans on this planning application do not show a seating area at the back of the premises, this area is only to be occupied by refuse bins and cycle storage (a copy of the approved ground floor plans that accompanied this application are attached for reference.).

Therefore, in order to safeguard the amenity of neighbouring residential properties from prospect of noise from patrons, we are requesting clarification on this. A separate email was sent to the applicants seeking this clarification but we are yet to hear from them.

#### Noise and Odour from cooking facilities.

Planning application 18/AP/3409 also approved plans for cooking facilities that included a *'50JM/20/4/6/32/1PH Long Cased Axial Flow Extract Fan By Flakt Woods'*. This fan was to serve a small kitchen unity for a charity organisation that was to establish a permanent training kitchen with full restaurant use in which to train their most vulnerable young employees.

In order to ensure that noise, fumes and odours from the kitchen do not cause public nuisance to the neighbouring properties, we are asking for clarification whether there are going to be any changes/refurbishment on the existing plans. Once approved the scheme shall be implemented in full and permanently maintained thereafter.

Looking forward to hearing from the applicant.

Kind Regards

**Raymond Binya**  
**Principal Environmental Protection Officer**  
Environmental Protection Team

---

**From:**  
**Sent:** Saturday, June 25, 2022 3:34 PM  
**To:** Binya, Raymond <[Raymond.Binya@southwark.gov.uk](mailto:Raymond.Binya@southwark.gov.uk)>  
**Subject:** 210, 210 Rye Lane

Dear Mr Binya,

Re the Rear Garden we addressed that issue in our previous email. But to confirm the rear garden is not part of this application. It will not be used as part of the restaurant until such time as the necessary planning permission has been applied for and granted.

Re Noise & Odour our clients have advised us that they intend to install a new kitchen complete with appropriate extraction and ducting system. Any required planning consent will be applied for including for the extraction system.

We hope this reply satisfies your concerns and will enable you to withdraw your representation. You will of course be aware that planning and licensing are separate control regimes and that the LSC cannot consider matters relating to Planning.

Kind regards,

---

**From:** Binya, Raymond <[Raymond.Binya@southwark.gov.uk](mailto:Raymond.Binya@southwark.gov.uk)>  
**Sent:** Thursday, June 30, 2022 12:12 PM  
**To:**  
**Cc:** McArthur, Wesley <[Wesley.McArthur@southwark.gov.uk](mailto:Wesley.McArthur@southwark.gov.uk)>; Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
**Subject:** RE: Application for a new premises licence for 210, 210 Rye Lane, London SE15 4NL our ref 977197

Dear \_\_\_\_\_,

Thank you for your email and apologies for delayed response.

Thank you for confirming that the rear garden is not included in the current application for a premises licence.

Regarding, extraction system, I appreciate that Licensing and Planning are two different regimes however, please consider this as gentle reminder that any changes on the system will need to be applied for to be consented through Planning. EPT will be looking forward to be consulted to assess possible amenity impact of the planned changes.

It is also my understanding that you have reached an agreement with Responsible Authority for Licensing on opening hours for licensable activities, capacity and restaurant condition.

Therefore, in light of above information, I can confirm my representation on this application is now withdrawn.

Kind Regards

**Raymond Binya**  
**Principal Environmental Protection Officer**  
Environmental Protection Team

# MEMO: Licensing Unit

---

To	Licensing Unit	Date	18 June 2022
From	Jayne Tear	Telephone	020 7525 0396
Email	jayne.tear@southwark.gov.uk		

---

Subject Re: 210, 210 Rye Lane, London , SE15 4ST - Application for a premises licence

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

- Recorded music (indoors) on Sunday to Thursday from 23:00 to 00:00 and on Friday and Saturday from 23:00 to 02:00 the following day
- Late night refreshment (indoors) on Sunday to Thursday from 23:00 to 00:00 and on Friday and Saturday from 23:00 to 02:00 the following day
- Supply of alcohol (on and off the premises) on Sunday to Thursday from 10:00 to 00:00 and on Friday and Saturday from 10:00 to 02:00 the following day
- Overall opening times shall be on Sunday to Thursday from 07:30 to 00:30 and on Friday and Saturday from 07:30 to 02:30 the following day

The premises is described within the application as *'The business known as 210 is located in a ground floor terraced retail unit with a residential flat above. It is located in Rye Lane which is a busy main road. The business will operate as a restaurant & bar and the layout is as per the plan submitted. The rear garden area is not included in this application'*.

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.

The premises is situated in Peckham Major Town Centre Area and under the Southwark Statement of Licensing policy 2021 - 2026 the appropriate closing times are as follows:

- Restaurants and cafes on Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00 hours
- Public Houses Wine bars or other drinking establishments on Sunday to Thursday is 23:00 hours and for Friday and Saturday 00:00 hours.

Furthermore, the premises also falls within the cumulative impact area (CIA) for Peckham. The effect of this special policy is to create a presumption that applications for new premises licences or variations that are likely to add to the existing cumulative impact will normally be refused, following relevant representations, unless the applicant can demonstrate in their operating schedule that there will be no negative cumulative impact on one or more of the licensing objectives.



The classes of premises to which the CIA policy applies in the Peckham area are defined as follows:

- Night clubs; pubs and bars; off-licences, grocers, supermarkets, convenience stores and similar premises.

The application describes the premises as a '*restaurant/bar*'. Although the CIP policy would not apply to a restaurant it would however apply a bar. To avoid any ambiguity with regards to whether the premises should be addressing the negative cumulative impact if it were to operate as a bar I would request the following condition, which would be consistent with a restaurant, is added to the operating schedule:

- Intoxicating liquor shall not be sold or supplied '*on the premises*' otherwise than to persons taking a substantial table meal and by consumption of such persons as an ancillary to their meal.

To further promote the licensing objectives I would request that the applicant considers bringing the closing times/licensable activities in line with that which is deemed appropriate for a restaurant within this area in the licensing policy as follows:

- Closing times to cease on Sunday to Thursday at 00:00 hours and on Friday and Saturday at 01:00 hours
- Late night refreshment to cease on Sunday to Thursday at 23:30 hours and on Friday and Saturday at 00:30 hours
- Supply of alcohol (on and off the premises) to cease on Sunday to Thursday at 23:30 hours and on Friday and Saturday at 00:30 hours

Alternatively, if the restaurant condition above is not acceptable to the applicant then I would request that the applicant considers bringing the closing times/licensable activities in line with that which is deemed appropriate for a bar within this area in the licensing policy as follows:

- Closing times to cease on Sunday to Thursday at 23:00 hours and on Friday and Saturday at 00:00 hours
- Late night refreshment to cease on Sunday to Thursday at to be removed (as not required up to 23:00) and on Friday and Saturday at 23:30 hours
- Supply of alcohol (on and off the premises) to cease on Sunday to Thursday at 22:30 hours and on Friday and Saturday at 23:30 hours

Due to the lack of information provided with the operating schedule and to further to promote the prevention of crime and disorder and the prevention of public nuisance I ask the applicant to provide the following further information:

- To provide a written dispersal policy for the premises (as offered in condition 7 of the operating schedule but not supplied) with the following condition to be added to the operating schedule once this is provided
  - The written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy

And to add a further conditions as follows:

- The accommodation limit for the premises shall not exceed 70 persons (excluding staff)

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

I may submit further comments once all of the information is received.

Southwark'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

On Tue, 28 Jun 2022 at 15:31, Tear, Jayne <[Jayne.Tear@southwark.gov.uk](mailto:Jayne.Tear@southwark.gov.uk)> wrote:

Dear Graham,

With reference to the representation submitted by me as responsible authority for licensing. Thank you for sending me the dispersal policy and for confirming the accommodation limit for the premises.

As you have accepted the restaurant condition within my representation, it is my opinion that the CIA Policy will not apply to the premises. I have amended the wording to allow for the six persons waiting for a table.

To avoid any ambiguity to what we are agreeing can you confirm that you agree with the following amendments/and conditions to the operating schedule:

**To amend the operating schedule opening hours and licensable activities as follows:**

- Closing times to cease on Sunday to Thursday at 00:00 hours and on Friday and Saturday at 01:00 hours
- Recorded music (indoors) on Sunday to Thursday from 23:00 to 00:00 and on Friday and Saturday from 23:00 to 01:00
- Late night refreshment to cease on Sunday to Thursday at 23:30 hours and on Friday and Saturday at 00:30 hours
- Supply of alcohol (on and off the premises) to cease on Sunday to Thursday at 23:30 hours and on Friday and Saturday at 00:30 hours

**To add the following conditions to the operating schedule:**

- Intoxicating liquor shall not be sold or supplied '*on the premises*' otherwise than to persons taking a substantial table meal and by consumption of such persons as an ancillary to their meal, with the exception of 6 persons waiting in the bar area to be seated for a meal.
- The written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy
- The accommodation limit for the premises shall not exceed 70 persons (excluding staff)

If you can confirm that you are in agreement with all of the above I will be in a position to withdraw my representation.

With kindest regards

Jayne

**Jayne Tear - Principal Licensing Officer – As Responsible Authority for Licensing**

**From:**  
**Sent:** Tuesday, June 28, 2022 4:11 PM  
**To:** Tear, Jayne <[Jayne.Tear@SOUTHWARK.GOV.UK](mailto:Jayne.Tear@SOUTHWARK.GOV.UK)>  
**Subject:** Re: FW: [210, 210 Rye Lane](#)

Dear Jayne,

The proposed hours and conditions in your email are accepted and agreed.

Kind regards,

---

**From:** Tear, Jayne <[Jayne.Tear@SOUTHWARK.GOV.UK](mailto:Jayne.Tear@SOUTHWARK.GOV.UK)>  
**Sent:** 29 June 2022 10:25  
**To:**  
**Cc:** McArthur, Wesley <[Wesley.McArthur@southwark.gov.uk](mailto:Wesley.McArthur@southwark.gov.uk)>; Clements Ian J - AS-CU <[lan.Clements@met.police.uk](mailto:lan.Clements@met.police.uk)>; White Graham S - AS-CU <[Graham.S.White@met.police.uk](mailto:Graham.S.White@met.police.uk)>  
**Subject:** RE: FW: [210, 210 Rye Lane](#)

Dear Graham,

Thank you for your quick response.

As you have agreed to all within my email below (sent on Tue, 28 Jun 2022 at 15:31), on that basis I confirm that my representation is now withdrawn,

With kindest regards

Jayne

**Jayne Tear - Principal Licensing Officer – As Responsible Authority for Licensing**