

IN THE MATTER OF

AN APPLICATION UNDER THE LICENSING ACT 2003

AND 516 OLD KENT ROAD, LONDON SE1 5BA (FIRST FLOOR)

APPLICATION REF: 8769030 || REF: 972052

KENT RESTAURANT & LOUNGE RESPONSE TO REPRESENTATIONS FROM LICENSING APPLICATION

1. This document is provided at the invitation of the Southwark licensing authority to address some concerns raised by the relevant authorities and a number of local residents, and to explain in a little more detail the proposed operation of the premises.
2. The application is in respect of premises on the first floor of 516 Old Kent Road, which until recently has operated as *K-Che* under an entirely different management and business, and which evidently created significant issues of crime and disorder, leading to the revocation of the licence.
3. The applicant for this application is Erico Entertainment Limited, a company which has no connection or affiliation whatsoever with the management of *K-Che*. Erico currently holds the licence for Club 701, a nightclub occupying the ground floors and basement of 516 Old Kent Road.
4. As PC Clements has noted, the licence of Club 701 was reviewed in November 2019 as a result of a violent incident. Following the review, the licence was suspended for a period of 3 months and a condition added to the effect that Eric Doe, the director of Erico Entertainment, was to have no part in the day to day management of operation of the premises.

5. Since that incident, the applicant is not aware of any issues arising from the operation of Club 701, as distinct from *K-Che*. The applicant is content to agree to a similar condition in respect of Eric Doe as the one added to the licence of Club 701. Although Mr. Doe is the director the applicant company, he does not propose to play any part in the day to day management of the premises, and will merely provide financial oversight of the two licences.
6. The first floor of the premises will be managed by the Designated Premises Supervisor Ramatulai Bah, who will be happy to provide a contact number for any residents in the event of any issue arising from the premises.
7. The applicant has amended the application following a request for clarification from PC Clements, and is sorry that the first application did not properly reflect the proposed operation of the venue. The correct hours applied for are for the supply of alcohol and regulated entertainment from 1100 to 0100 on Sundays, Mondays, Tuesdays and Wednesdays, and 1100 until 0300 on Thursdays, Fridays and Saturdays, with the premises open to the public from 1000 am every morning until 0200 (Sunday – Wednesday) and 0400 (Thursday to Sunday).
8. The applicant recognizes that these hours are outside the core hours envisaged by the local licensing policy, but suggests for the reasons below that the premises will not have an adverse impact on any of the licensing objectives.
9. The applicant proposes to run a venue for bona-fide pre-booked functions such as weddings, birthday parties, other family events and a range of cultural functions. The applicant has noticed that there is very little provision locally for such events, and is keen to provide a venue for functions for the local African community, but also other minority communities.

10. The operation is proposed to be food-led, and not a destination drinking venue or a night club.

The patrons will be customers who have booked the venue well in advance, and it will not be open to passing or casual trade. In this respect, the applicant will be happy to furnish the MPS licensing officer with the details of the organiser of each function a week in advance of the relevant function.

11. The applicant maintains that the location of the premises is suitable for a late night food-led venue for pre-booked events only. The immediate neighbours of the premises, which are next to the A2, are a church and a range of commercial outlets, including a 24 hour McDonalds and an Asda supermarket. The nearest residents are the other side of the A2, at least 50 metres away, and are most unlikely to hear any noise emanating from the premises, whether through regulated entertainment, background music or kitchen plant.

12. The applicant has already commissioned a noise assessment from an acoustic design company which provides rating level limits for the proposed mechanical plant installation, and undertakes not to operate the premises until a full survey has been completed with respect to the premises. The applicant has also offered a condition that *"a sound limiter shall be installed an operational whenever licensable activity is ongoing."* A noise reduction system has been installed within the renovation process including sound proof doors, ceilings and walls to assist in the reduction of any noise that may contribute to nuisance.

13. As for the issues of noise and nuisance outside the venue, the applicant respectfully suggests that many of the residents' concerns are fairly attributable to the previous club at the premises, and also to factors entirely beyond the applicant's control, for example the illegal street vendors supplying food in the area. Currently, there are two security staff employed to ensure order and control the gathering of groups or nuisance outside the premises.

14. The applicant does not envisage patrons attending pre-booked functions will cause or add to any late night disturbances, and the applicant has further offered a condition to the effect that staff will patrol the outside the premises to prevent anyone from loitering or causing a nuisance.

15. The staff at the venue – including bar staff, kitchen staff and security staff – will all be employed by the applicant and not the customers booking the venue, which will ensure the high standard and consistency of those roles.

16. The applicant will be more than happy in advance of the hearing to discuss this application and the nature of the proposed venue, including any particular areas of concern, to any of the residents or responsible authorities.