



The Licensing Unit  
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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

**Our reference:** MD/23/79

**Date:** 22/03/2023

Dear Sir/Madam

**Re: Embassy Tea House basement 195 - 205 Union Street SE1 0LN**

Police are in possession of an application from the above for a New Premises Licence for supply of alcohol on/off sales, Regulated Entertainment and Late Night refreshment. The operating schedule does not provide any explanation as to how the venue wishes to operate. The venue is situated in Borough and Bankside district Town Centre area and is also within the Cumulative Impact Zone. The hours requested are below and exceed those recommend in the Southwark Statement of Licensing Policy:

Hours premises are open to the public

Sun-Wed-0700hrs-0000hrs

Thurs-Sat-0700hrs-0200hrs

Plays

Sun-Wed-1000hrs-2330hrs

Thurs-Sat-1000hrs-0130hrs

Films

Sun-Wed-1000hrs-2330hrs

Thurs-Sat-1000hrs-0130hrs

Live music

Sun-Wed-1000hrs-2330hrs

Thurs-Sat-1000hrs-0130hrs

Recorded Music

Sun-Wed-1000hrs-2330hrs

Thurs-Sat-1000hrs-0130hrs

Late Night Refreshment

Sun-Wed-2300hrs-2330hrs

Thurs-Sat-2300hrs-0130hrs

Supply of Alcohol for sale by retail

Sun-Wed-1000hrs-2330hrs

Thurs-Sat-1000hrs-0130hrs

Police have had some pre consultation with the applicant and they have stated that the venue will operate as a Piano Bar .The recommended closing hours for such a venue are;

Sun-Thurs-2300hrs

Fri-Sat-0000hrs

The premises are also situated in the Borough and Bankside Cumulative impact Zone (CIZ) as designated by Southwark Council. The High Court approval of Cumulative impact policies came in Westminster City Council v Middlesex Crown Court. In brief, it stated 'A licence could be refused on the sole ground that the area was already saturated with licensed premises'

The applicant has provided a number of conditions in order to address the licensing objectives however without further details of the operation we cannot comment on their suitability.

Police object to the granting of this licence in its entirety as the hours requested are beyond the recommended policy hours and the applicant has not provided sufficient information to ensure that the licensing objectives are met for such an operation, it should also be noted that the venue is in the cumulative impact zone . Police welcome the opportunity to progress the application

Submitted for your consideration.

Yours Sincerely

**PC Mark Lynch 2246AS**

Southwark Police Licensing Unit

Tel: 0207 232 6756/6639

## Environmental Protection Representation

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**From:** Prickett, Mark  
**Sent:** 03 April 2023 12:17  
**To:** Regen, Licensing  
**Subject:** EPT representation - Embassy Tea House 195-205 Union Street, SE1  
**Attachments:** 1988427.pdf; 879758r web plan cb.pdf; 22\_AP\_2264-  
DECISION\_NOTICE\_-\_COU\_-\_GRANT-3600179.pdf

Dear Licensing,

Southwark's Environmental Protection Team (EPT) have reviewed the new premises licence for the Embassy Tea House 195 - 205 Union Street London SE1 0LN.

Proposed Licensable Activities:

- Plays, Films, Live Music, Recorded Music, Performance of Dance, Anything Similar (all indoors) & Alcohol (on & off sales): Sunday to Wednesday 10:00 – 23:30, Thursday to Saturday 10:00 – 01:30
- Late Night Refreshment: Sunday to Wednesday 23:00 – 23:30, Thursday to Saturday 23:00 – 01:30
- Opening Hours: Sunday to Wednesday 07:00 – 00:00, Thursday to Saturday 07:00 – 02:00

Section M part d) of the application has also been reviewed, which details the measures proposed to address the prevention of public nuisance licensing objective.

- **PLANNING HISTORY**

The site has recently been granted planning permission under application number 22/AP/2264 for: "Change of use for the basement from D1 and A1 to Class E (cafe or restaurant) and/or Sui Generis (including pub, drinking establishment, piano bar-music venue or gymnasium), with kitchen extract plant on the existing roof (5th floor)."

A copy of the decision notice is attached for reference.

Condition 7 of the decision notice restricted the opening hours to the following, with the reasons also provided:

*7. The restaurant/cafe/bar/gymnasium/ piano bar use (sui generis) hereby permitted shall not operate outside of the hours of 07:00 to 00:00hrs Monday-Thursday and Sunday; 07:00 - 01:00 Friday and Saturday.*

*Reason To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non-residential premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.*

- **EPT STANCE**

The site is within the Borough & Bankside Cumulative Impact Policy Area. The reasoning for the policy area is detailed within section 6 of Southwark's Statement of Licensing Policy 2021-2026.

Table 2 of the Licensing policy also advises of suggested opening times for types of premises within areas of Southwark. It is advised an 'Event premises' within Borough & Bankside should have closing hours of Sunday to Thursday 00:00 & Friday and Saturday 01:00. This is in line with the planning permission condition above.

With regards to the proposed conditions, there does not appear to be any measures proposed to control noise from the live and recorded music, for instance a sound limiter.

EPT make representation against this premises licence application over concerns of public nuisance arising to the closest residential neighbours from the proposed licensable activities sought.

EPT request more measures to address the prevention of public licensing objective. Furthermore EPT also request the opening hours are reduced to 00:30 on Thurs (with licensable activities to 00:00) and to 01:30 on Fri & Sat (licensable activities to 01:00).

Kind regards

**Mark Prickett**  
**Principal Environmental Protection Officer**  
Environmental Protection Team  
Tel: 020 7525 0023

Postal address: Southwark Council, Environmental Protection Team, Regulatory Services, 3rd Floor Hub 1, PO Box 64529, London, SE1P 5LX  
Office address (By appointment only): Southwark Council, 160 Tooley Street, London, SE1 2QH

Air Quality web pages: <http://www.southwark.gov.uk/air-quality>  
Construction web pages: <http://www.southwark.gov.uk/construction>  
Centre for Low Emission Construction - <http://www.clec.uk/>

**airTEXT** - a free subscription service: daily information on pollution and more, by text, email, voicemail, or mobile phone app; download from: <http://www.airtext.info/>

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