

APPENDIX C

From: Prickett, Mark <Mark.Prickett@southwark.gov.uk>
Sent: Thursday, June 22, 2023 3:57 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]
Subject: EPT representation - Full variation licence consultation 59-61 Lant Street

Dear Licensing,

Southwark's Environmental Protection Team (EPT) have reviewed the variation application for Lant Street Wine Company, 59-61 Lant Street, SE1 1QN.

EPT have no objections to the removal of condition 125 & 127b.

EPT raise concerns with regards to the variation of condition 307 with regards to capacity.

EPT have been involved with Lant St Wine's previous planning permissions with regards to the granting of relevant planning use for the 59 wine bar space. This involved numerous acoustic reports and meetings with Lant St Wine & RBA acoustics.

In May 2021, planning application 21/AP/0148 was granted for '*Change of use of the front part of the ground floor of no 59 Lant Street from wine warehouse (Use Class B8) to a wine bar (Sui generis) in connection with the existing use of no 61 Lant Street as a wine shop (Use Class E(a)).*' The application can be found here: <https://planning.southwark.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QMZJENKBKQ600>

It was made clear within this application that the capacity of the venue was 32 and this would continue to be into the future. Please refer to the introduction, para 5 within RBA Acoustic note (ref: 10369.ATN01.IBF.0, dated: 22 March 2021). All acoustic predictions and subsequent installation of relevant insulation has been based off this assumption of 32 persons using the wine bar.

In December 2022, planning application 22/AP/3306 was granted for '*Variation of condition 5 (hours of use) of the planning permission 21/AP/0148 granted for: (Change of use of the front part of the ground floor of no 59 Lant Street from wine warehouse (Use Class B8) to a wine bar (Sui generis) in connection with the existing use of no 61 Lant Street as a wine shop) - to allow extension of the hours of use as follows: -Monday to Saturday 08:00 to 23:00 and Sunday 10:00 to 22:30*'. The application can be found here: <https://planning.southwark.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RIHXVBKBISJ00>

Section 42 of the officers report stated: "*The Application Form also seeks "To set the attendance capacity at 120 persons". Correctly, the council has not treated the application as seeking to vary the number of patrons, as there is no applicable condition to vary. This appears to be an omission from planning permission 21/AP/0148 as the Premises Licence limits the number of patrons to 32.*".

From EPT's understanding, the accommodation limit is specified on the current licence under condition 307. All previous and relevant planning permissions (via the RBA acoustic reports) have referenced this 32 person limit. The noise insulation subsequently installed is based on predictions with 32 persons using the space.

As such EPT have concerns that the increased capacity to 120 people could generate public nuisance by way of noise disturbance to surrounding residents as the noise insulation may not contain the noise levels generated by 120 people.

EPT would request a note from RBA Acoustics to assess the noise level from 120 persons using the space and the noise impact this would have, taking into account the insulation already installed.

In the meantime EPT raise objection to this variation application.

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/>



The Licensing Unit
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Licensing Office
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323 Borough High Street,
LONDON,
SE1 1JL

Tel: 020 7232 6756

Email: SouthwarkLicensing@met.police.uk

Our reference: MD/23/229

Date: 08/062023

Dear Sir/Madam

Re: Lant Street Wine Company 59-61 Lant Street SE1 1QN

Police are in possession of an application from the above for a full variation to their premises Licence for supply of alcohol on sales and remove a number of licence conditions. The operating schedule describes it as a wine bar. The venue is situated in Borough and Bankside district Town Centre area and is also within the Cumulative Impact Zone. The extended hours requested as per the application are

Supply of Alcohol for sale by retail on sale
Mon-Sat-0800hrs-2300hrs
Sun-1000hrs-2230hrs

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 asked for a number of licence conditions to be removed as well as increasing the venues accommodation limit, they have also sought to extend the terminal hour for supply of alcohol on sales . In view of these amendments the application provides minimal additional control measures to address all of the licensing objectives in particular that of prevention of crime and disorder, we would like to see more robust measures as the venue sits within the cumulative impact zone. It should be noted that The Home office guidance issued under Sec 182 of the licensing Act 2003 General principles' state that it is important in setting the parameters within which the premises may operate. Conditions precise and enforceable.

Police object to the granting of this licence in its current form as the control measures offered do not address the licensing objectives sufficiently in particular the prevention of crime and disorder. Police welcome the opportunity to progress this application.

Submitted for your consideration.
Yours Sincerely

PC Mark Lynch 2246AS
Southwark Police Licensing Unit
Tel: 0207 232 6756/6639

From: mark.A.Lynch@met.police.uk <mark.A.Lynch@met.police.uk>
Sent: Wednesday, June 28, 2023 7:23 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]; Franklin, David <David.Franklin@SOUTHWARK.GOV.UK>
Subject: Lant Street Wine co 59-61 Lant Street SE1 1QN

Good Morning

Following further discussions with the applicant in regards to the application, the specific wording of conditions proposed initially have now been amended with the applicants approval . The police representation is withdrawn based on the applicants acceptance of the below conditions in red .Please can this be passed to the case officer ,

1. No alcohol supplied by the venue shall be consumed in Lant Street and/or Lant Estate. This shall be controlled by staff.
2. There shall be no use of the outside area to the front of the venue with the exception of those wishing to smoke, this area shall be clearly marked.
3. The CCTV system will record footage of evidential quality in all lighting conditions . All public areas will be covered by the CCTV system including the bar and smoking areas. The premises shall not be open at any time when the CCTV is not operating correctly.
4. That management shall risk assess the requirement for SIA on any day and implement accordingly.
5. When the venue holds events then a risk assessment shall be completed and kept on the premises for inspection by authorised council officers and police.
6. No open containers of alcohol shall be removed from the premises at any time.
7. All Licensable Activities shall cease 30 minutes prior to the terminal hour.
8. That staff shall monitor the internal and external areas of the premises and take any necessary action to prevent patrons causing any nuisance or disturbance to their neighbours.
9. That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers, at all exits from the premises and in any external areas, requesting to the effect that customers leave the premises and locale in a quiet and orderly manner with respect to local residents. Such signage shall be kept free from obstructions at all times.
10. The Premises must have a welfare and vulnerability policy and all staff must receive this training. All new staff must receive this training before starting their role and all staff must have refresher training every 12 months. All training must be recorded and these records must be available on immediate request by the police or authorised council officers.
11. That there shall be no DJ or music events held at the venue

Kind regards

Mark Lynch 2246AS | Police Constable

Central South BCU – Southwark | **Licensing Team**

Email: mark.lynch6@met.police.uk

Address: Southwark Police Station

From [REDACTED]

Sent: 27 June 2023 17:33

To: Lynch Mark A - AS-CU <mark.A.Lynch@met.police.uk>

Subject: Re: Lant Street Wine co 59-61 Lant Street SE1 1QN

Hi Mark - Sorry for the delay

I can now confirm that the Applicants will adopt all the Conditions 1.-11. in red below.

Regards, Des

On 24 June 2023 at 17:44 mark.A.Lynch@met.police.uk wrote:

Afternoon Des

Apologies for this error , before I speak to the LA can you and the applicant look at the below, you will see I have removed any amendments to conditions already on the licence however I have submitted new conditions that do not conflict or amend the original ones merely adds a condition to support the original .

Please let me know your thoughts

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