

To: Licensing Unit	From: Wesley McArthur wesley.mcarthur@southwark.gov.uk 020 7525 5779 (on behalf of the Licensing Unit in its role as a responsible authority)	Date: 03 August 2023
Subject:	Representation	
Act:	The Licensing Act 2003 (the Act)	
Premises:	Ibis, 43-47 Southwark Bridge Road, London, SE1 9HH	
Ref:	880642	

We object to the grant of an application to vary a premises licence, submitted by Accor UK Economy Hotels Limited under The Licensing Act 2003 (the Act), in respect of the premises known as Ibis, 43-47 Southwark Bridge Road, London, SE1 9HH.

1. The extant licence –

The extant premises licence (licence number 878133) allows for licensable activities and opening hours as follows –

Films (indoors) -

Monday - Sunday: 00:00 – 23:29 (24-hour provision)

Live music, recorded music & performances of dance (indoors):

Monday – Thursday: 11:00 – 01:00

Friday & Saturday: 11:00 – 02:00

Sunday: 11:00 – 00:30

The sale of alcohol to be consumed on and off the premises:

Monday - Sunday: 11:00 – 00:00 (midnight)

Live music, recorded music & performances of dance (indoors):

Monday – Thursday: 23:00 – 01:00

Friday & Saturday: 23:00 – 02:00

Sunday: 23:00 – 00:30

The opening hours of the premises are:

Monday - Sunday: 00:00 – 23:29

The premises operate as a hotel.

A copy of licence 878133 is attached as appendix A.

2. The variation application –

The purpose of the variation is described in the application as follows (verbatim) –

“To vary the hours for which the sale of late night refreshment (indoors) is permitted under the licence. The new hours shall be as follows:

Monday – Sunday 23:00 – 05:00

This shall be limited to sales to guests and residents of the hotel only.

To permit the sale of late night refreshment (outdoors) for the following hours:

Monday – Sunday 23:00 – 02:00

The sale of late night refreshment (outdoors) shall be subject to the following conditions:

- There shall be no ‘walk-ins’ or collections by customers from outside of the hotel.*
- The provision of late night refreshment for consumption off the premises shall be available by home delivery only.*
- All delivery vehicles shall be instructed to make any collections from the hotel car park only.*
- All sales of late night refreshment (outdoors) are to cease at 02:00.*

All other hours, activities and conditions currently permitted by the premises are to remain unchanged by this application.”

2. The Locale

The premises are located towards the north of Southwark Bridge Road, which is a very busy thoroughfare and close to the junction with Southwark Street, which is also a very busy thoroughfare. There are many office premises in the locale and some licensed premises. There is a high density of residential dwellings in the locale. A map of the local area is attached as appendix B. The map shows the proximity of high-density residential blocks / housing estates in the locale. Photographs showing the premises and its immediate surroundings (including residential dwellings adjacent to, and in close proximity to, the premises) are attached as appendix C.

3. Our objection

According to sections 6 & 7 of this council’s statement of licensing policy 2021 – 2026 (the SoLP), the premises fall within the Borough and Bankside Cumulative Impact Area and Borough and Bankside District Town Centre.

A copy of the SoLP is available via:

[Licensing and Gambling Act policy - Southwark Council](#)

The following closing times are recommended in our SoLP in respect of the type of licensed premises located in the Borough and Bankside District Town Centre as follows –

Take-aways with late night refreshment –

Sunday – Thursday: 00:00
Friday – Saturday: 01:00

The Borough and Bankside Cumulative Impact Area *does not* apply to the above type of premises.

Our objection relates to the promotion of the prevention of public nuisance licensing objective.

The proposed operation of the premises could give rise to noise nuisance affecting local residents late at night or in the early hours of the morning. Although customers will not be permitted on the premises for collections relating to the provision of external late night refreshment, noise from delivery drivers arriving at and leaving the premises could disturb local residents.

We **do not object** to the extension of hours relating to the internal provision of late night refreshment, however we feel that the applicant has not sufficiently addressed the prevention of public nuisance objective relating to the provision of late night refreshment regarding deliveries from the premises. We recommend that the following conditions be included in any premises licence issued subsequent to this application –

- That all relevant staff shall be trained in their responsibilities under the Licensing Act 2003, the promotion of the licensing objectives and the terms and conditions of this licence. Records pertaining to such training ('the staff training logs') shall be kept at the premises, shall be updated every 6 months and shall be made immediately available to responsible authority officers on request. The training logs shall include the trainee's name (in block capitals), the trainer's name (in block capitals) and the date(s) of training and a declaration that the training has been received and understood by the trainee. If the staff training logs are a paper hardcopy then the signature of the trainee, the signature of the trainer shall be included.
- That delivery drivers will be instructed to turn their engines off when collecting orders for delivery from the premises.
- That clearly legible signage shall be prominently displayed both inside and outside the premises where it can easily be seen and read by delivery drivers advising to the effect that (a), all vehicle engines are turned off (b), that all delivery drivers behave in a quiet and orderly manner with respect to local residents (c), that delivery drivers do not use vehicle horns to attract the attention of workers at the premises or otherwise use their vehicle horns unnecessarily when approaching or leaving the premises and (d), that delivery drivers do not engage in unnecessary revving of engines on approaching or leaving the premises and locale.
- That staff shall be trained in minimising noise nuisance that may arise due to the operation of the premises regarding the preparation, provision and delivery of late night refreshment. The training shall include all of the steps that staff are expected to take to minimise the operation of the premises from causing noise nuisance. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training log at the premises.
- That clearly legible signage stating a dedicated contact telephone number for the premises shall be prominently displayed where it can easily be seen read by passers-

by at the entrance to the premises, and on any gates / railings to the rear of the premises off Maiden Lane. The signage shall state to the effect that the phone number shown can be used to contact the premises in respect of any complaints regarding the operation of the premises. Such signage shall be kept free from obstructions at all times.

- That signage shall prominently displayed where it can easily be seen and read by passersby stating to the effect that the premises do not offer a walk-in service for food collection or delivery pick-up. This is to discourage members of the public approaching the premises regarding the external provision of late night refreshment.
- That any litter caused by the operation of the premises shall be cleared away from the immediate vicinity of the premises periodically throughout operating hours, and at the end of trade, on each day that the premises are in operation.
- That all relevant staff shall be instructed to arrive at, leave and conduct themselves at the premises in a quiet and orderly manner at all times with particular care taken when staff close the external late night refreshment service at the end of trade on each day. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training log at the premises.

We recommend that the following conditions proposed in the application be amended as follows –

“There shall be no ‘walk-ins’ or collections by customers from outside of the hotel.”

Be amended to state –

- That there shall be no ‘walk-ins’ or collections by any persons regarding the provision of late-night refreshment at the premises. The provision of external late night refreshment shall be via delivery to customers only.

“All delivery vehicles shall be instructed to make any collections from the hotel car park only.”

Be amended to state –

- That all delivery vehicles regarding the provision of late night refreshment shall collect deliveries at the main entrance to the premises on Southwark Bridge Road.

<<The above condition is suggested because there are less residential properties that may be affected by deliveries from the premises on Southwark Bridge Road.>> WJM

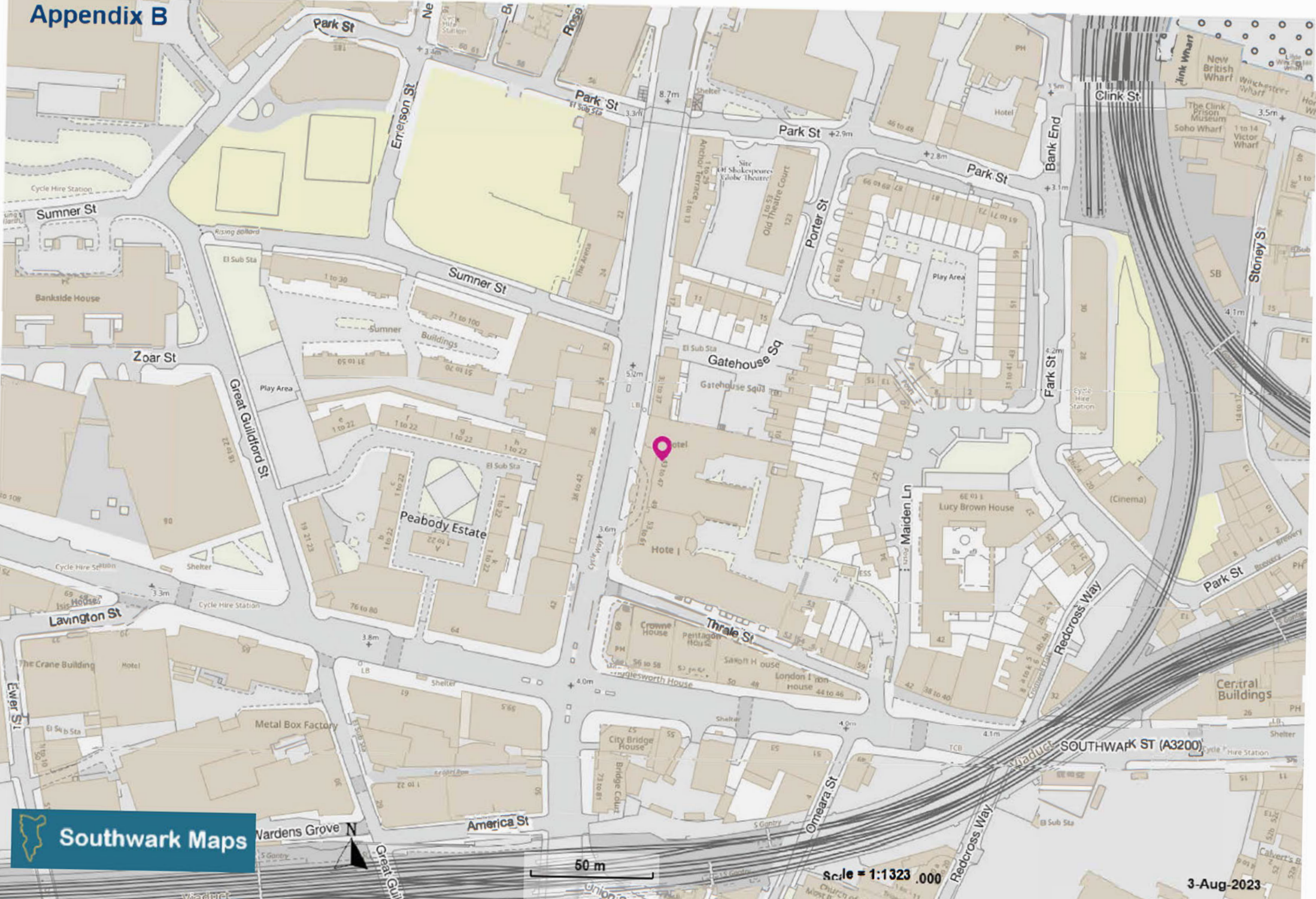
Other conditions proposed in the application should remain as is.

We welcome discussion with the applicant on any of the matters above, and recommend that they contact us as soon as possible should they wish to engage in such discussion.

Yours sincerely,

Wesley McArthur
Principal Enforcement Officer

Appendix B



Southwark Maps

50 m

Scale = 1:1323,000

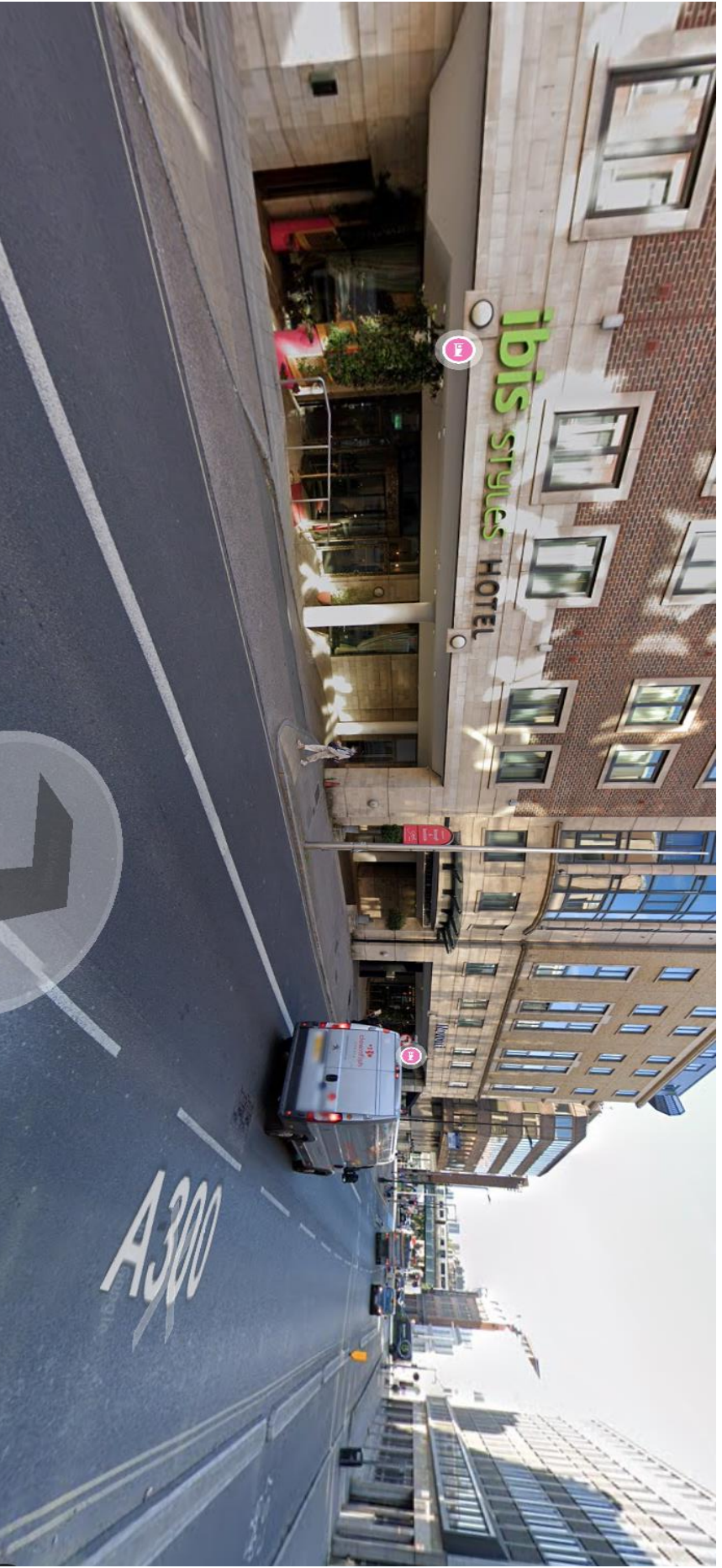
3-Aug-2023

Appendix C

View facing the main entrance of the premises (looking west across Southwark Bridge Road)



View looking south down Southwark Bridge Road



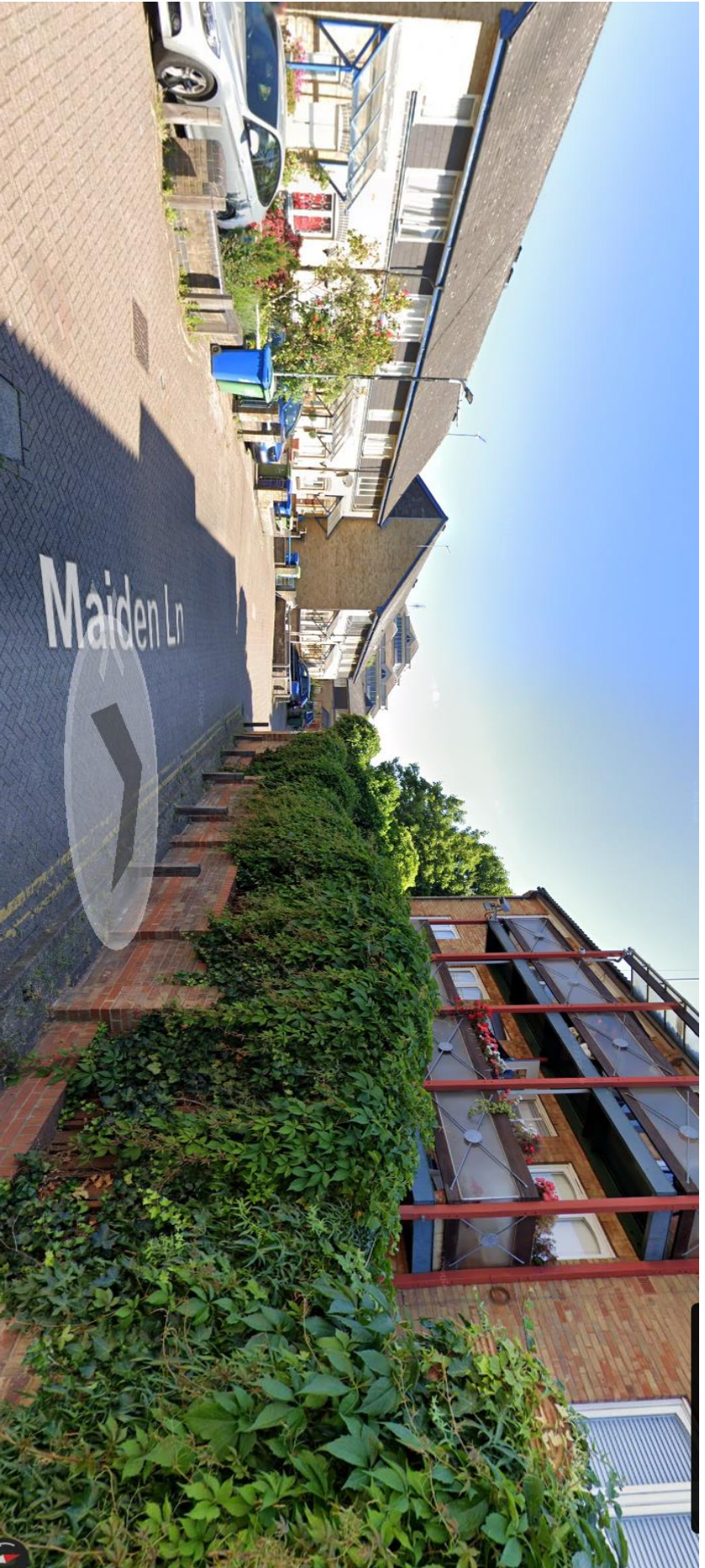
View looking north along Southwark Bridge Road

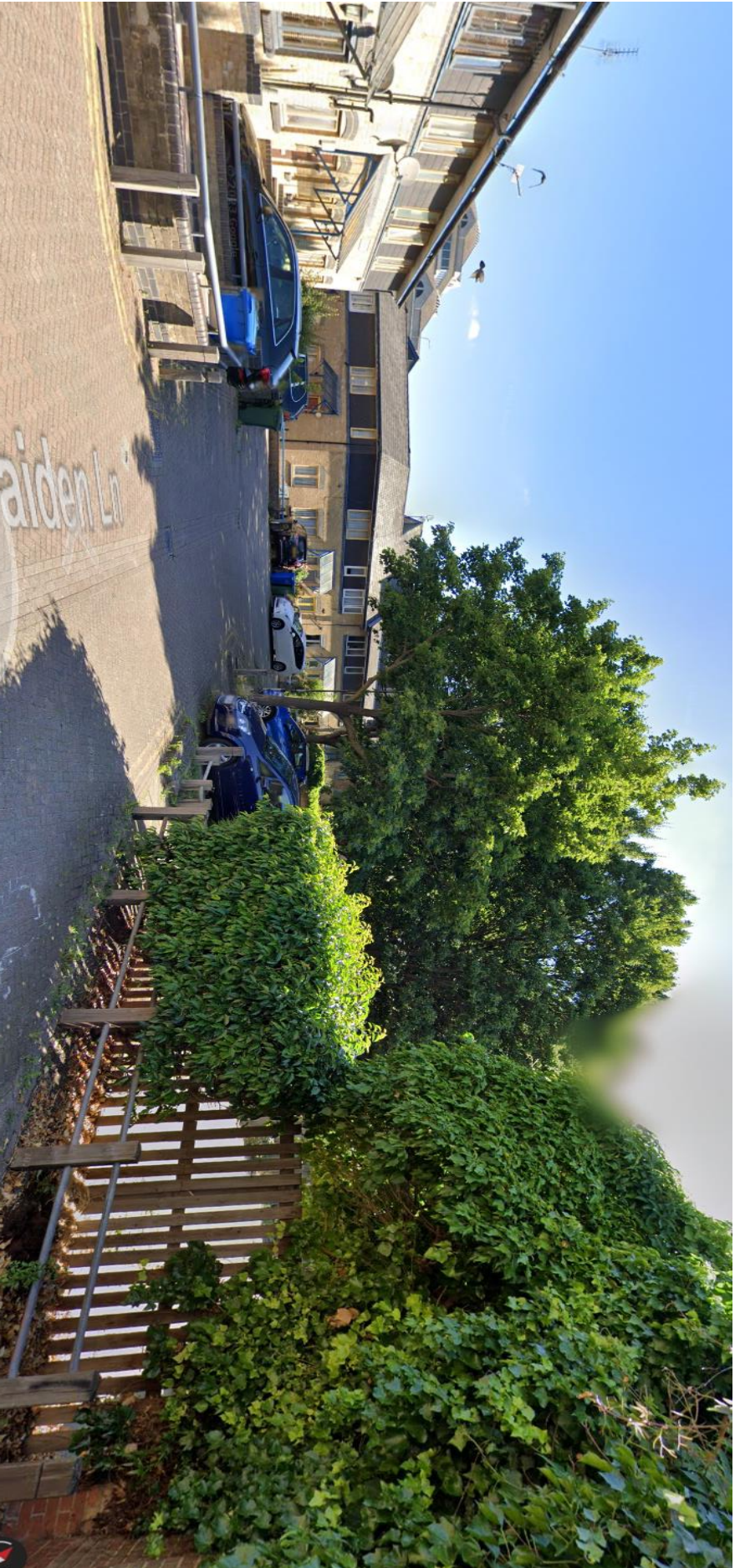


Residential and office buildings on Thrale Street



Residential premises on Maiden Lane







From: McArthur, Wesley <Wesley.McArthur@southwark.gov.uk>

Sent: Wednesday, August 16, 2023 11:19:39 AM

To: Ewen Macgregor [REDACTED] Prickett, Mark
<Mark.Prickett@southwark.gov.uk>

Cc: Franklin, David <David.Franklin@SOUTHWARK.GOV.UK>

Subject: RE: IBIS SOUTHWARK REF 880642 - Application for Variation of Premises licence - Late Night Refreshment

Hi Ewen,

Further to your email below, I can confirm that my representation is withdrawn.

To confirm the final list of agreed to conditions between us is as follows –

- a. That all relevant staff shall be trained in their responsibilities under the Licensing Act 2003, the promotion of the licensing objectives and the terms and conditions of this licence. Records pertaining to such training ('the staff training logs') shall be kept at the premises, shall be updated every 6 months and shall be made immediately available to responsible authority officers on request. The training logs shall include the trainee's name (in block capitals), the trainer's name (in block capitals) and the date(s) of training and a declaration that the training has been received and understood by the trainee. If the staff training logs are a paper hardcopy then the signature of the trainee, the signature of the trainer shall be included.
- b. That delivery drivers will be instructed to turn their engines off when collecting orders for delivery from the premises.
- c. That clearly legible signage shall be prominently displayed both inside and outside the premises where it can easily be seen and read by delivery drivers advising to the effect that
 - i. all vehicle engines are turned off
 - ii. that all delivery drivers behave in a quiet and orderly manner with respect to local residents
 - iii. that delivery drivers do not use vehicle horns to attract the attention of workers at the premises or otherwise use their vehicle horns unnecessarily when approaching or leaving the premises and
 - iv. that delivery drivers do not engage in unnecessary revving of engines on approaching or leaving the premises and locale.
- d. That staff shall be trained in minimising noise nuisance that may arise due to the operation of the premises regarding the preparation, provision and delivery of late night refreshment. The training shall include all of the steps that staff are expected to take to minimise the operation of the premises from causing noise nuisance. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training log at the premises.

- e. That clearly legible signage stating a dedicated contact telephone number for the premises shall be prominently displayed where it can easily be seen read by passers-by at the entrance to the premises, and on any gates / railings to the rear of the premises off Maiden Lane. The signage shall state to the effect that the phone number shown can be used to contact the premises in respect of any complaints regarding the operation of the premises. Such signage shall be kept free from obstructions at all times.
- f. That signage shall prominently displayed where it can easily be seen and read by passers-by stating to the effect that the premises do not offer a walk-in service for food collection or delivery pick-up. This is to discourage members of the public approaching the premises regarding the external provision of late night refreshment.
- g. That any litter caused by the operation of the premises shall be cleared away from the immediate vicinity of the premises periodically throughout operating hours, and at the end of trade, on each day that the premises are in operation.
- h. That all relevant staff shall be instructed to arrive at, leave and conduct themselves at the premises in a quiet and orderly manner at all times with particular care taken when staff close the external late night refreshment service at the end of trade on each day. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training log at the premises.
- i. In relation to external late night refreshment, there shall be no collections or walks in by customers. The provision of external late night refreshment shall be by delivery driver only

Regards,

Wesley McArthur

Principal Enforcement Officer - Licensing Unit
London Borough of Southwark

E-mail: wesley.mcarthur@southwark.gov.uk

General: licensing@southwark.gov.uk

Phone: 020 7525 5779

Switchboard: 020 7525 5000

Website: www.southwark.gov.uk

Address: Licensing, Health & Safety, Hub 1, 3rd Floor, 160 Tooley Street, SE1 2QH

From: Ewen Macgregor [REDACTED]

Sent: Wednesday, August 16, 2023 10:29 AM

To: McArthur, Wesley <Wesley.McArthur@southwark.gov.uk>; Prickett, Mark <Mark.Prickett@southwark.gov.uk>

Subject: RE: IBIS SOUTHWARK REF 880642 - Application for Variation of Premises licence - Late Night Refreshment

Thanks Wesley

The principle is agreed as any LNR off the premises is by delivery only

Can I suggest a slightly revised wording which achieves the same thing but is hopefully clearer

“In relation to external LNR, there shall be no collections or walks in by customers. The provision of external LNR shall be by delivery driver only”

If this is agreed can you confirm that your rep will be withdrawn?

I look forward to hearing from you

With best wishes

Ewen Macgregor
Partner
For TLT LLP



[LinkedIn](#) [Twitter](#)
www.tlt.com

The COVID relaxation allowing all premises licence holders to carry out off sales is coming to an end on 30 September 2023.

Read our article [here](#) on what you will need to do to enable your premises to carry on making off sales post 30 September 2023

From: McArthur, Wesley <Wesley.McArthur@southwark.gov.uk>

Sent: 16 August 2023 10:16

To: Ewen Macgregor <>; Prickett, Mark
<Mark.Prickett@southwark.gov.uk>

Subject: RE: IBIS SOUTHWARK REF 880642 - Application for Variation of Premises licence - Late Night Refreshment

Hi Ewen,

Thank you for your reply. I also recommended that the following condition proposed in the application be amended as follows –

“There shall be no ‘walk-ins’ or collections by customers from outside of the hotel.”

Be amended to state –

- That there shall be no ‘walk-ins’ or collections by any persons regarding the provision of late-night refreshment at the premises. The provision of external late night refreshment shall be via delivery to customers only.

Aside from the above your understanding of the position is correct.

Regards,

Wesley McArthur

Principal Enforcement Officer - Licensing Unit

London Borough of Southwark

E-mail: wesley.mcarthur@southwark.gov.uk

General: licensing@southwark.gov.uk

Phone: 020 7525 5779

Switchboard: 020 7525 5000

Website: www.southwark.gov.uk

Address: Licensing, Health & Safety, Hub 1, 3rd Floor, 160 Tooley Street, SE1 2QH

From: Ewen Macgregor [REDACTED]

Sent: Monday, August 7, 2023 1:48 PM

To: McArthur, Wesley <Wesley.McArthur@southwark.gov.uk>; Prickett, Mark <Mark.Prickett@southwark.gov.uk>

Subject: IBIS SOUTHWARK REF 880642 - Application for Variation of Premises licence - Late Night Refreshment

Good afternoon Wesley

I refer to the above matter and the rep that the licensing authority has made to the application.

Firstly, thank you for confirming that the policy in relation to take aways with late night refreshment does not apply to this application or this hotel

Secondly, I am pleased to confirm that my client is happy to agree to all of the conditions that you have requested, in the event that the application (as sought) is granted

- a. That all relevant staff shall be trained in their responsibilities under the Licensing Act 2003, the promotion of the licensing objectives and the terms and conditions of this licence. Records pertaining to such training ('the staff training logs') shall be kept at the premises, shall be updated every 6 months and shall be made immediately available to responsible authority officers on request. The training logs shall include the trainee's name (in block capitals), the trainer's name (in block capitals) and the date(s) of training and a declaration that the training has been received and understood by the trainee. If the staff training logs are a paper hardcopy then the signature of the trainee, the signature of the trainer shall be included.
- b. That delivery drivers will be instructed to turn their engines off when collecting orders for delivery from the premises.
- c. That clearly legible signage shall be prominently displayed both inside and outside the premises where it can easily be seen and read by delivery drivers advising to the effect that
 - i. all vehicle engines are turned off
 - ii. that all delivery drivers behave in a quiet and orderly manner with respect to local residents
 - iii. that delivery drivers do not use vehicle horns to attract the attention of workers at the premises or otherwise use their vehicle horns unnecessarily when approaching or leaving the premises and
 - iv. that delivery drivers do not engage in unnecessary revving of engines on approaching or leaving the premises and locale.

- d. That staff shall be trained in minimising noise nuisance that may arise due to the operation of the premises regarding the preparation, provision and delivery of late night refreshment. The training shall include all of the steps that staff are expected to take to minimise the operation of the premises from causing noise nuisance. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training log at the premises.
- e. That clearly legible signage stating a dedicated contact telephone number for the premises shall be prominently displayed where it can easily be seen read by passers-by at the entrance to the premises, and on any gates / railings to the rear of the premises off Maiden Lane. The signage shall state to the effect that the phone number shown can be used to contact the premises in respect of any complaints regarding the operation of the premises. Such signage shall be kept free from obstructions at all times.
- f. That signage shall prominently displayed where it can easily be seen and read by passers-by stating to the effect that the premises do not offer a walk-in service for food collection or delivery pick-up. This is to discourage members of the public approaching the premises regarding the external provision of late night refreshment.
- g. That any litter caused by the operation of the premises shall be cleared away from the immediate vicinity of the premises periodically throughout operating hours, and at the end of trade, on each day that the premises are in operation.
- h. That all relevant staff shall be instructed to arrive at, leave and conduct themselves at the premises in a quiet and orderly manner at all times with particular care taken when staff close the external late night refreshment service at the end of trade on each day. Details of such training, including the printed name of the trainee and the date of the training, shall be recorded in the staff training log at the premises.

As highlighted in my earlier email the only area where we are not in agreement (and applies to the rep that that has been submitted by [@Prickett, Mark](#) whom I have a copied in to this email) is as follows

- That the proposed condition “All delivery vehicles shall be instructed to make any collections from the hotel car park only” be amended to state “that all delivery vehicles regarding the provision of late night refreshment shall collect deliveries at the main entrance to the premises on Southwark Bridge Road.”

If you could confirm that my understanding of the position is right?

I look forward to hearing from you.

With best wishes

Ewen Macgregor
Partner
For TLT LLP

Environmental Protection Team representation

From: Prickett, Mark <Mark.Prickett@southwark.gov.uk>

Sent: Thursday, August 3, 2023 3:39 PM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Cc: Ewen Macgregor [REDACTED]

Subject: RE: Full variation of premises licence 43-47 Southwark Bridge Road

Dear Licensing,

Southwark's Environmental Protection Team (EPT) have reviewed the licence variation application for the Ibis Hotel, 43-47 Southwark Bridge Road, SE1 9HH.

The variation is proposed as follows:

- 1) *To vary the hours for which the sale of late night refreshment (indoors) is permitted under the licence. The new hours shall be as follows: Monday – Sunday 23:00 – 05:00
This shall be limited to sales to guests and residents of the hotel only.*
- 2) *To permit the sale of late night refreshment (outdoors) for the following hours: Monday – Sunday 23:00 – 02:00
The sale of late night refreshment (outdoors) shall be subject to the following conditions:*
 - *There shall be no 'walk-ins' or collections by customers from outside of the hotel.*
 - *The provision of late night refreshment for consumption off the premises shall be available by home delivery only.*
 - *All delivery vehicles shall be instructed to make any collections from the hotel car park only.*
 - *All sales of late night refreshment (outdoors) are to cease at 02:00.*

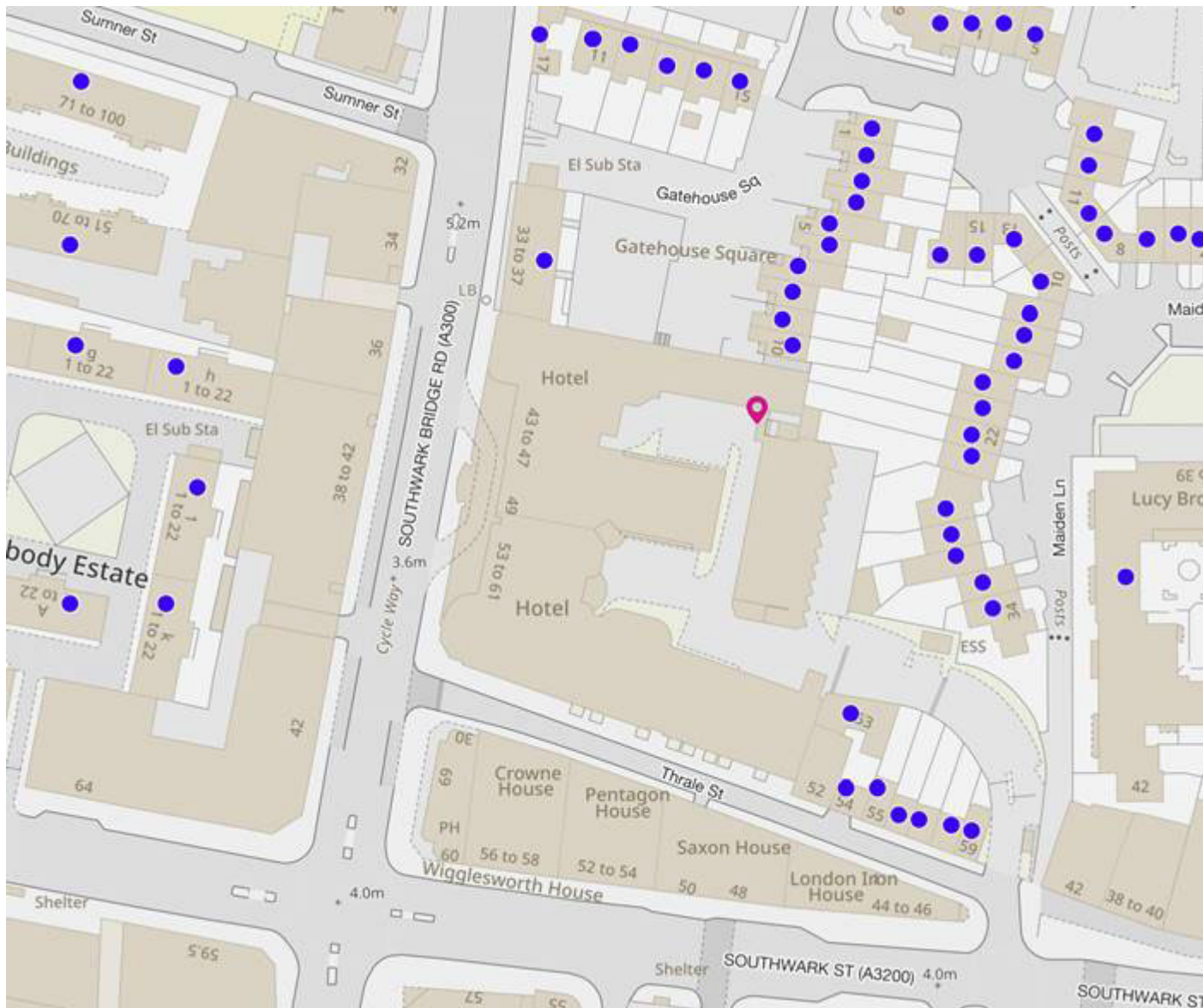
All other hours, activities and conditions currently permitted by the premises are to remain unchanged by this application.

EPT do not have concerns with regards to point 1. EPT raise concerns with regards to point 2 as there is potential for public nuisance to occur to neighbouring residential properties.

EPT have exchanged emails with the applicant below to gain further information with regards to the proposed variation. It has been established that there is a 'ghost' kitchen within the premises that is currently occupied by Wendy's (<https://www.just-eat.co.uk/restaurants-wendys-london-bridge-southwark>) who wish to continue to sell late night refreshment (e.g. burger & chips) via takeaway service to 2am every day of the week.

Scooters/mopeds will collect the order via the Ibis Hotel car park which is just off Thrale Street's jct with Southwark Street. Collections currently take place via this route currently, but presumably only to 23:00.

The map below shows residential properties with blue dots. There are residential properties in very close proximity to the car park entrance / exit on Thrale Street and to the north on Maiden Lane. Bedrooms are generally to the rear of the properties and therefore there will be many bedroom windows overlooking this entrance / exit route. Whilst it is noted the car park is open 24hrs a day to hotel guests, it is considered that more frequent scooter/moped movements with associated engine noise could generate noise disturbance and public nuisance after 23:00 / during night time sleeping hours through to 2am every day of the week.



Furthermore, section 6 of Southwark’s Statement of Licensing Policy 2021-2026 details the Cumulative Impact Policy Areas (CIP). This application site is within the Borough & Bankside CIP and therefore there is “an automatic presumption that such applications will be refused, however each application will be judged on its own merits”. Additionally, “it is for the Applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives”.

Table 2 on page 41 of the Licensing Policy also outlines recommended closing times for takeaways in Borough & Bankside as follows:

- Sunday to Thursday – 00:00, Friday & Saturday 01:00.

It should be noted that this application is not for traditional take-away premises which would have a frontage onto a road / street. This is for a ghost kitchen which is tucked away from surrounding roads and access is past existing residential properties. Therefore the hours recommended above are directly applicable.

PLANNING

ERT have reviewed the planning history of the site and note that application 23/AP/0142 was submitted earlier this year for a "Certificate of lawfulness (proposed): Use of the existing hotel kitchen for use within Class E (iii)(g)".

<https://planning.southwark.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ROOV53KBL2I00>

This application was refused on 18th April 2023. The reason for refusal was as follows: *"1. The proposal would include delivering the food away from the hotel and into the community, which does not support the primary use of the hotel or serve an ancillary function to hotel guests. There would be increased traffic movement in/out of the site, running the risk of noise impacts to nearby residential properties. As such it is deemed that the use of the hotels kitchen for deliveries would not be ancillary to the hotel and full planning permission would be required to assess its impacts."*

The reason for refusal also noted potential noise impacts to neighbouring residents from the additional traffic movements.

EPT summary

EPT make representation against this variation application over concerns of public nuisance occurring to neighbouring residents from the proposed activity to allow off site late night refreshment via taka-aways until 2am every day.

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/>

Please consider the environment - do you really need to print this email?

From: Prickett, Mark <Mark.Prickett@southwark.gov.uk>
Sent: Tuesday, August 22, 2023 4:51 PM
To: Ewen Macgregor [REDACTED]
Cc: Franklin, David <David.Franklin@SOUTHWARK.GOV.UK>
Subject: RE: IBIS SOUTHWARK REF 880642 - Application for Variation of Premises licence - Late Night Refreshment

Dear Ewan,

My apologies for the delay to reply but the following is noted from an earlier email exchange with Wes;

As highlighted in my earlier email the only area where we are not in agreement (and applies to the rep that that has been submitted by @Prickett, Mark whom I have a copied in to this email) is as follows

- *That the proposed condition "All delivery vehicles shall be instructed to make any collections from the hotel car park only" be amended to state "that all delivery vehicles regarding the provision of late night refreshment shall collect deliveries at the main entrance to the premises on Southwark Bridge Road."*

If you could confirm that my understanding of the position is right?

To confirm the Environmental Protection's concerns are still held and the objection remains / will not be withdrawn.

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/>

Please consider the environment - do you really need to print this email?

From: Ewen Macgregor [REDACTED]
Sent: Wednesday, August 16, 2023 11:37 AM
To: McArthur, Wesley <Wesley.McArthur@southwark.gov.uk>; Prickett, Mark <Mark.Prickett@southwark.gov.uk>
Cc: Franklin, David <David.Franklin@SOUTHWARK.GOV.UK>
Subject: Re: IBIS SOUTHWARK REF 880642 - Application for Variation of Premises licence - Late Night Refreshment

Thanks [@McArthur, Wesley](mailto:McArthur, Wesley)

[@Prickett, Mark](#) are you able to confirm that your rep is also withdrawn on the basis of the agreed conditions?

I look forward to hearing from you

Ewen

Sent from [Outlook for iOS](#)

From: Ewen Macgregor [REDACTED]
Sent: Thursday, August 3, 2023 2:17 PM
To: Prickett, Mark <Mark.Prickett@southwark.gov.uk>; [REDACTED]
Subject: RE: Full variation of premises licence 43-47 Southwark Bridge Road

Mark

I am taking instructions on his and will come back to you asap

Ewen Macgregor
Partner
For TLT LLP

From: Prickett, Mark <Mark.Prickett@southwark.gov.uk>
Sent: 02 August 2023 12:00
To: Ewen Macgregor [REDACTED]
Subject: RE: Full variation of premises licence 43-47 Southwark Bridge Road

Good morning Ewen,

Thank you for the further information provided.

Can you please elaborate on what further noise issues could be created when using the front layby? This layby is just off a the busy A300 where drivers would pull under the covered layby. This would appear to be have much less noise impact than travelling round the back. Doing so requires moped drivers (with generally noisier engines than cars) to slow down at the barrier, accelerate off, to slow down over speed bumps and accelerate off again. All within close proximity to rear residential bedrooms for the Thrale St properties as well as those in close proximity to the north on Maiden Lane. It is the Environmental Protection Team's view that collecting via the front from would prevent public nuisance.

This also avoids any driver potentially driving up or down Thrale Street also.

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/>

Please consider the environment - do you really need to print this email?

From: Ewen Macgregor [REDACTED]
Sent: Tuesday, August 1, 2023 3:46 PM
To: Prickett, Mark <Mark.Prickett@southwark.gov.uk>; [REDACTED]
Subject: Full variation of premises licence 43-47 Southwark Bridge Road

Good afternoon Mark

I have now had an opportunity of speaking my clients in connection with access to the car park, and the possible use of the lay-by to the front of the premises referred to in your email of the 20 July 2023.

My clients preference remains that all deliveries would be picked up from the car park to the rear of the hotel (it should be noted that the hotel car park is currently open to members of the public 24 hours a day). My clients are confident that they can do this in a manner consistent with the licensing objectives.

Whilst my clients did consider using the layby which sits in front of the Novotel a decision was taken that this may create more issues than the proposed style of operation

Thrale Street is a one way street (one cannot, for example, turn off Southwark Bridge Road and down Thrale Street to access the hotel car park).

Having entered the hotel car park the kitchen can be directly accessed by riders (as it currently is) from the car park, providing a secure access and pick up point.

I should add that on receipt of an order, riders are sent instruction on where orders can be picked up from. In the event that the variation application is granted, my client will adapt this with a further instruction that Thrale Street should not be used as either an access or egress route to and from the hotel.

My clients will keep the access arrangements to the hotel, by riders, under review,. If it transpires that pick-ups from the hotel car park do indeed give rise to the issues of noise nuisance then my clients will of course review their management procedures and adapt these as appropriate.

I hope that this is helpful.

If you require any further information please do not hesitate to get in touch

I look forward to hearing from you.

With best wishes

Ewen Macgregor
Partner

[REDACTED]

[REDACTED]
[LinkedIn](#) [Twitter](#)
www.tlt.com

The COVID relaxation allowing all premises licence holders to carry out off sales is coming to an end on 30 September 2023.

Read our article [here](#) on what you will need to do to enable your premises to carry on making off sales post 30 September 2023

From: Ewen Macgregor
Sent: 31 July 2023 14:54
To: Prickett, Mark <Mark.Prickett@southwark.gov.uk>; [REDACTED]
Subject: RE: Full variation of premises licence 43-47 Southwark Bridge Road

Mark

Your ears must have been burning as I was about to send you an email!

On the menu see links below

Menu: <https://accor.getreef.com/ibis-styles-southwark?locale=en>

Also attached below is a link to the current food hygiene rating

FSA Link: <https://ratings.food.gov.uk/business/en-GB/1048146/ibis-styles-southwark-Southwark-Bridge-Road>

I have a call with my client tomorrow on the delivery point following which I hope to be able to come back to you

With best wishes

Ewen Macgregor
Partner
For TLT LLP

[REDACTED]
[LinkedIn](#) [Twitter](#)
www.tlt.com

The COVID relaxation allowing all premises licence holders to carry out off sales is coming to an end on 30 September 2023.

Read our article [here](#) on what you will need to do to enable your premises to carry on making off sales post 30 September 2023

From: Prickett, Mark <Mark.Prickett@southwark.gov.uk>
Sent: 31 July 2023 14:48
To: Ewen Macgregor [REDACTED]
Subject: RE: Full variation of premises licence 43-47 Southwark Bridge Road

Dear Ewen,

Please advise if you've received further information with regards to outstanding matters.

I'm aware the last date for objection for the application is this Thursday 3rd Aug.

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/>

Please consider the environment - do you really need to print this email?

From: Ewen Macgregor [REDACTED] >
Sent: Friday, July 21, 2023 8:35 AM
To: [REDACTED] Prickett, Mark <Mark.Prickett@southwark.gov.uk>
Subject: Full variation of premises licence 43-47 Southwark Bridge Road

Good morning Mark

Thank you for your email

The application for late night refreshment "outdoors" is to enable the premises to do a home delivery food service.

There is no intention that non residents would be able to attend the hotel to purchase hot food and drink and consume in the immediate vicinity (as one might be able to do with a more traditional takeaway/fast food restaurant), hence the offer of a condition that there be no "walk ins". The premises to this extent would effectively operate as a dark kitchen with any sales "outdoors" being sold exclusively through delivery.

On the following questions you have asked I am seeking instructions

- What food will be for delivery out of interest?
- Access to the hotel car park goes past residential properties on Thrale Street. Is it possible to use the layby on Southwark Bridge Road instead, or is this only for Novotel use?

I will come back to you when I have an answer to these

With best wishes

Ewen Macgregor
Partner
For TLT LLP


[LinkedIn](#) [Twitter](#)
www.tlt.com


Draft regulations which seek to extend the Pavement Licence regime through to the end of September 2024 have been published.

A copy of the draft regulations can be found [here](#)

Updates will be provided as the Regulations work their way through Parliament

From: Prickett, Mark <Mark.Prickett@southwark.gov.uk>

Sent: 20 July 2023 15:28

To: Matthew May 

Subject: FW: Full variation of premises licence 43-47 Southwark Bridge Road

Dear Matthew,

Southwark's Environmental Protection Team (EPT) have reviewed the variation application for the Ibis Hotel, 43-47 Southwark Bridge Road.

Can you please elaborate on the bolded proposed changes sought?

To vary the hours for which the sale of late night refreshment (indoors) is permitted under the licence. The new hours shall be as follows:

Monday – Sunday 23:00 – 05:00

This shall be limited to sales to guests and residents of the hotel only.

To permit the sale of late night refreshment (outdoors) for the following hours:

Monday – Sunday 23:00 – 02:00

The sale of late night refreshment (outdoors) shall be subject to the following conditions:

- **There shall be no 'walk-ins' or collections by customers from outside of the hotel.**
- **The provision of late night refreshment for consumption off the premises shall be available by home delivery only.**
- **All delivery vehicles shall be instructed to make any collections from the hotel car park only.**
- **All sales of late night refreshment (outdoors) are to cease at 02:00.**

All other hours, activities and conditions currently permitted by the premises are to remain unchanged by this application.

The late night sale of alcohol does not generate major concerns.

The proposal for late night refreshment does generate some concerns. When it states 'outdoors', does this mean off-site? Rather than guests eating hot food / drinking hot drinks in an external area connected to the hotel? If both then please do advise / explain further.

Furthermore, have you a new food business within the hotel looking to do delivery service? What food will be for delivery out of interest?

Access to the hotel car park goes past residential properties on Thrale Street. Is it possible to use the layby on Southwark Bridge Road instead, or is this only for Novotel use?

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/>