

## APPENDIX D

**From:** Watson, Cllr David <[CllrDavid.Watson@southwark.gov.uk](mailto:CllrDavid.Watson@southwark.gov.uk)>

**Sent:** Friday, July 14, 2023 7:55 PM

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

[REDACTED] Franklin, David

<[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)>; Von Wiese, Cllr Irina

[REDACTED]

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

Dear licensing team,

I wish to object to this license variation application.

Borough and Bankside ward is in a cumulative impact policy area because of the alcohol related crime and disorder statistics for the area, and the alcohol related hospital admissions data. The extended hours would impact negatively on efforts to prevent crime and disorder, public nuisance and protect public safety. The extension requested would also place the licenced hours well outside of those set out in the Southwark statement of licensing policy.

Therefore, this application should be refused.

Many thanks,

David

Councillor David Watson

Liberal Democrat Councillor for Borough & Bankside Ward

Twitter: [@DavidWatsonLD](https://twitter.com/DavidWatsonLD)

From: [REDACTED]  
Sent: Friday, August 4, 2023 8:11 PM  
To: Regen, Licensing <[Licensing.Regen@southwark.gov.uk](mailto:Licensing.Regen@southwark.gov.uk)>  
Subject: Ibis Styles of London Southwark, 43 to 47 Southwark Bridge Road, London SE1 9HH

Dear Licensing Authority

I am the occupier and freehold owner of [REDACTED] Thrale Street, London SE1 [REDACTED]

I write to object to the licensing application by the above-named person to permit the sale of late night refreshment (outdoors) seven days per week between 23:00 hours and 02:00 hours.

Thrale Street is a residential street and a conservation area.

Licensing outdoor late night drinking at the end of the road will inevitably cause increased noise and disturbance. No safeguards have been proposed which would eliminate or mitigate this.

Further, most of the properties on Thrale street, including mine (No. [REDACTED]) are Grade II Listed. We are not permitted to install double glazing or take other measures which would mitigate the effect of increased street noise.

Finally, since this is a conservation area, Southwark Council should be striving to preserve or enhance its character. Granting this licences will damage the character of the area.

For all these reasons, the license should be refused.

I would be delighted to make further written representations, or to attend the Authority's deliberations or any public enquiry, to make oral representations.

With best regards,

[REDACTED]

From: Ewen Macgregor <[REDACTED]>  
Sent: Monday, August 21, 2023 12:34 PM  
To: [REDACTED]  
Cc: Franklin, David <David.Franklin@SOUTHWARK.GOV.UK>  
Subject: RE: IBIS Hotel 43-47 Southwark Bridge Road - Variation to Premises Licence

Good morning [REDACTED]

Following my earlier email please see attached a plan showing the location of the kitchen outlined in red



If I can be of any further assistance please do let me know.

With best wishes

Ewen Macgregor  
Partner  
For TLT LLP



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[www.tlt.com](http://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:** 21 August 2023 07:47

**To:** [REDACTED]

**Cc:** Franklin, David <[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)>

**Subject:** IBIS Hotel 43-47 Southwark Bridge Road - Variation to Premises Licence

Dear [REDACTED]

Thank you for your email. I have forwarded on your comments to my client (having redacted your mobile number/email address) and will come back to you with any comments/observations that they may have on the points that you make, and any further steps that they can take to mitigate against the concerns that you have raised.

The agreement with the licensing authority was reached last Wednesday 16 August

I have asked my clients to provide me with a plan showing the location of the kitchen. If it assists, it is the existing hotel kitchen and no new kitchen is being constructed

With best wishes

Ewen Macgregor

Partner

For TLT LLP

[REDACTED]

[LinkedIn](#) [Twitter](#)

[www.tlt.com](http://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:** [REDACTED]

**Sent:** 20 August 2023 12:08

**To:** Ewen Macgregor <[REDACTED]>

Cc: Franklin, David <[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)>

Subject: Re: IBIS Hotel 43-47 Southwark Bridge Road - Variation to Premises Licence

Dear Ewen

Thank you for your two emails of last week, which were passed to me by David Franklin, Principal Licensing Officer of Southwark Council in accordance with your request to him.

I thought it would make life easier if I was to respond on the same thread, copying David, as he asked.

I am very grateful for the clarification of the license application which you provided in your two emails. I note the agreement reached with the Licensing Authority. I would be grateful if you would let me know when that agreement was reached. I would also be grateful if you would clarify the location (or proposed location if it is not yet in constructed or in operation) of the "multi use kitchen".

However, I maintain my objection to the variation of the licence on the following grounds:

1. I am the [REDACTED] and [REDACTED] of [REDACTED] Thrale Street, SE1 [REDACTED]. That property is [REDACTED] to the entrance to the car park which it is proposed will be the point of ingress and egress for the purposes of late night sales of food and beverage for home delivery. As you note, the car park is barrier operated.
2. [REDACTED] Thrale Street is [REDACTED] of a short terrace of residential properties, all backing onto the car park, all of which are Grade II listed and form part of the Thrale Street Conservation Area.
3. At present, movements into and out of the car park at night are infrequent. If, as no doubt your clients hope and expect, the proposed business is successful, the number of movements between 23:00 and 02:00 hours will increase very significantly.
4. This would not be appropriate in what is a residential street, nor would it preserve or enhance the character of the Conservation Area. The listed nature of the residential terrace means that it is at least highly unlikely that residents will be able to take steps to mitigate increased noise levels coming from the car park at night. Inevitably there would be more light pollution from headlamps, and sound pollution from engines and from human voices.
5. The use of the barriers is itself a source of additional intrusive noise, not least when for whatever reason, they fail properly to operate. A speaker system then operates between barrier and hotel, employing buzzers and alarms, as well as amplified human voices before the barrier is then remotely operated.
6. Users of the car park for the purposes of home deliveries will not all behave in a way such as to avoid impact on the Thrale Street residents. I recently witnessed a user of the car park (who was in fact a delivery driver) urinating against the wall at the back of the carpark late at night. Similar incidents are bound to increase.

For all of the reasons set out above, I maintain my objection to the grant of the variation of the licence in the terms sought.

I would of course be delighted to have a telephone discussion. My mobile number is [REDACTED]. However, although I will approach any discussion with an open mind, I am doubtful of our ability to make progress. Southwark, and Borough in particular, is a wonderful vibrant area which owes much to the many successful business which currently thrive here. But developments, licenses, and changes of use must to be sensitive to the needs of the area's residents and to its character. I am happy to support a proposal which does that but I do not see how the current application, even with additional conditions, could do so.

With best wishes to you and, by copy, to David,

[REDACTED]

On 17 Aug 2023, at 10:37, Franklin, David  
<[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)> wrote:

Dear [REDACTED]

Ewen from the applicants' solicitors has send the email below with additional information, please read this as well before responding.

Kind regards

David

David Franklin  
Principal Licensing Officer  
Regulatory Services  
Southwark Council

**From:** Ewen Macgregor [REDACTED] >  
**Sent:** Thursday, August 17, 2023 10:34 AM  
**To:** Franklin, David <[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)>  
**Subject:** IBIS Hotel 43-47 Southwark Bridge Road - Variation to Premises Licence

David

Thanks for your email

Could I ask that you send the below on to the residential representor so that they have the up to date position – and confirm to me when sent?

With many thanks for your assistance

Good morning



I thought it would be helpful to provide a follow up to my earlier email

We have now agreed the following conditions with the Licensing Authority (in their role as a responsible authority) and as a consequence they have withdrawn their representation to this application. In the event that the application is granted these conditions will be added to the licence

- 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

If you wish to discuss please give me a call – mobile number below is best

I look forward to hearing from you.

With best wishes

Ewen Macgregor  
Partner  
For TLT LLP



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[www.tlt.com](http://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:** Franklin, David <[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)>

**Sent:** 16 August 2023 12:08

**To:** Ewen Macgregor <>

**Subject:** RE: IBIS Hotel 43-47 Southwark Bridge Road - Variation to Premises Licence

Done, hope you get a positive response.

David

David Franklin



Principal Licensing Officer  
Regulatory Services  
Southwark Council

**From:** Ewen Macgregor [REDACTED]  
**Sent:** Wednesday, August 16, 2023 10:11 AM  
**To:** Franklin, David <[David.Franklin@SOUTHWARK.GOV.UK](mailto:David.Franklin@SOUTHWARK.GOV.UK)>  
**Subject:** IBIS Hotel 43-47 Southwark Bridge Road - Variation to Premises Licence

David

Could I ask that the email below is sent to the residential representor. I am happy for them to contact me direct if they wish

If you could let me know when the email has been sent.

Many thanks for your assistance

Good morning

By way of introduction I am representing the operators of the above hotel who have submitted an application for variation to their premises licence. The Licensing Department at the council has forwarded to me a copy of the representation that you have submitted to the application.

I thought that to would be helpful if I were to set out the background and context of the application, which may address the concerns that you have, and to see if, on the basis of the information below, you are able to re-consider your position. Can I say at the outset that there is NO intention to licence late night drinking at the end of Thrale Street, nor does the application seek to vary the current permitted hours for the sale of alcohol. The sole purpose of the application is to facilitate the provision of late night refreshment (sale of hot food and drink), the details of which are set out below

## **Background**

Accor operate the Ibis and Novotel on Southwark Bridge Road. To the rear of the hotels is a car park, which you are no doubt familiar with, access to which is barrier controlled. The car park is covered by CCTV

The application relates to the Ibis Hotel and seeks to vary the current permitted hours for the provision of late night refreshment (**LNR**), for both residents and non-residents. Can I make it clear from the outset that in so far as non-residents are concerned my clients do NOT seek a permission to allow for walks – ins (no customers will be coming to the premises to collect any late night refreshment, and so any customer issues that usually be associated with take aways will not arise.

In so far as non-residents are concerned my client intends to operate a multi-use kitchen (operated by a third party who have entered in to an agreement with my client) so any late night refreshment will be by way of home delivery only.

## The Application

The existing premises licence currently permits the provision for late night refreshment as follows

Late Night Refreshment – Indoors (in essence to residents and guests for the hotel)

Monday	23:00 - 01 :00
Tuesday	23:00 - 01 :00
Wednesday	23:00 - 01 :00
Thursday	23:00 - 01 :00
Friday	23:00 - 02:00
Saturday	23:00 - 02:00
Sunday	23:00 - 00:30

The application falls in two parts

1. To vary the licence so as to permit LNR to residents and guests for the hotel from 2300 to 0500 on each day of the week
2. To permit the sale of LNR to non-residents and guests of the hotel as follows
  - On each day of the week from 2300 to 0200 the morning following

The provision of LNR to non-residents of the hotel would 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 (**instructions will be given to delivery drivers about the collection point**)

A link to the proposed menu can be found here **Menu:** <https://accor.getreef.com/ibis-styles-southwark?locale=en>

In the course of the consultation process my client has agreed that the in the event that the application is granted, the following additional conditions be attached to the licence and I can confirm that these have all been agreed

- 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
  - all vehicle engines are turned off
  - that all delivery drivers behave in a quiet and orderly manner with respect to local residents
  - 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
  - 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 am waiting to hear back from the licensing authority and the EHO whether, or the basis of the above, their representations will be withdrawn

### **Summary**

Given the limited nature of the proposed operation, and the control measures that they intend to put in place, supplemented by the additional conditions that they have agreed with the licensing authority, they are confident that they can operate the proposed LNR offer in a manner that is consistent with the licensing objectives.

On the basis of the above I would be grateful you could please confirm whether or not you are able to reconsider your position. My client would of course be happy to consider any additional appropriate conditions that you may have in mind

If you do wish to discuss this matter with me my contact details are below – mobile number is best.

I look forward to hearing from you.

With best wishes

Ewen Macgregor  
Partner  
For TLT LLP



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