

Item No. 6.	Classification: Open	Date: 8 February 2024	Meeting Name: Licensing Sub-Committee
Report Title		Licensing Act 2003: Peckham Food and Wine, 176 Peckham High Street, London SE15 5EG	
Ward(s) of group(s) affected		Rye Lane	
From		Strategic Director of Environment, Neighbourhoods and Growth	

RECOMMENDATION

1. That the licensing sub-committee considers an application made by Muhammad Baloch for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Peckham Food and Wine, 176 Peckham High Street, London SE15 5EG
2. Notes:
 - a) This application forms a new application for a premises licence, submitted under Section 17 of the Licensing Act 2003. The application is subject to representations from 2 responsible authorities and is therefore referred to the sub-committee for determination.
 - b) Paragraphs 8 to 11 of this report provide a summary of the application under consideration by the sub-committee. A copy of the full application is attached as Appendix A.
 - c) Paragraphs 12 to 21 of this report deal with the representations submitted in respect of the application. Copies of the representations submitted are attached in Appendix B of this report. A map showing the location of the premises is attached to this report as Appendix G.
 - d) A copy of the council's approved procedure for hearings of the sub-committee in relation to an application made under the Licensing Act 2003, along with a copy of the hearing procedure, has been circulated to all parties to the meeting.

BACKGROUND INFORMATION

The Licensing Act 2003

3. The Licensing Act 2003 provides a licensing regime for:
 - The sale of and supply of alcohol
 - The provision of regulated entertainment
 - The provision of late night refreshment.
4. Within Southwark, the licensing responsibility is wholly administered by this council.
5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:

- The prevention of crime and disorder
 - The promotion of public safety
 - The prevention of nuisance
 - The protection of children from harm.
6. In carrying out its licensing functions, a licensing authority must also have regard to:
- The Act itself
 - The guidance to the act issued under Section 182 of the Act
 - Secondary regulations issued under the Act
 - The licensing authority's own statement of licensing policy
 - The application, including the operating schedule submitted as part of the application
 - Relevant representations.
7. The premises licence application process involves the provision of all relevant information required under the Act to the licensing authority with copies provided by the applicant to the relevant responsible bodies under the Act. The application must also be advertised at the premises and in the local press. The responsible authorities and other persons within the local community may make representations on any part of the application where relevant to the four licensing objectives.

KEY ISSUES FOR CONSIDERATION

The premises licence application

8. On 14 December 2023, Muhammad Baloch applied for a premises licence to be granted under the Licensing Act 2003 in respect of the premises known as Peckham Food and Wine, 176 Peckham High Street, London SE15 5EG. The premises and purpose is described as follows:
- ‘A convenience store offering a range of groceries and goods in addition to the sale of alcohol’.
9. The hours applied for are summarised as follows:
- The sale by retail of alcohol (off the premises):
 - Monday to Sunday from 00:00 to 00:00 (24 hours)
 - Opening hours:
 - Monday to Sunday from 00:00 to 00:00 (24 hours).
10. The premises licence application form provides the applicant's operating schedule. Parts J, K, L, and M of the operating schedule set out the proposed licensable activities, operating hours and operating control measures in full, with reference to the four licensing objectives as stated in the Licensing Act 2003. Should a premises licence be issued in respect of the application the information provided in part M of the operating schedule will form the basis of conditions that will be attached to any licence granted subsequent to the application. A copy of the application is attached to this report in Appendix A.

Designated premises supervisor

11. The proposed designated premises supervisor is Naseem Baluch who holds a personal licence issued by Southwark Council.

Representations from responsible authorities

12. Representations have been submitted by the Metropolitan Police Service and the council's licensing authority as a responsible authority.
13. The police representation states that the premises falls within the Peckham cumulative impact area and the applicant has failed to address cumulative impact within the application. Further to this police state that the hours applied for are outside of that recommended in this area for an off licence/convenience store in the Southwark statement of licensing policy
14. The police further contend that the area of the premises has a large problem with street drinking and alcohol abuse and the associated crime and disorder
15. The police object to the granting of the premises licence as the venue is situated in the Peckham cumulative impact area and the granting of such a licence would only have a negative impact. It is also noted that the conditions offered are vague and do not address the licensing objectives or the problems associated with late night operations in particular the prevention of crime and disorder
16. The representation from the licensing authority as a responsible authority was submitted regarding the prevention of crime and disorder; the prevention of public nuisance, the protection of children from harm and public safety licensing objectives and also provided extra supporting information.
17. The licensing authority as a responsible authority states that he premises fall within Peckham major town centre area and within the Peckham cumulative impact area and that the applicant has not demonstrated that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.
18. The licensing authority as a responsible authority contends that the prior operating history of the premises under the applicant and proposed DPS regarding this application is reason alone not to grant this application.
19. The licensing authority as a responsible authority recommends that the application is refused.
20. The representations from responsible authorities can be found at Appendix B.

Representations from other persons.

21. There are no representations received from other persons.

Application history

22. On 6 August 2006 a premises licence was issued in respect of the premises to Muhammed Islam and Saima Shahzadi. The premises licence allowed for the sale of alcohol 24 hours a day and 24 hours a day opening hours.
23. On 15 June 2009 the licence was transferred to Kiran Israr. Kiran Israr was also specified as the designated premises supervisor on this date.
24. On 19 June 2017, an application was submitted by this council's trading standards service under Section 51 of the Licensing Act 2003, for the review of the premises licence held by Kiran Israr in respect of the premises known as Peckham Food and Wine, 176 Peckham High Street, London SE15 5EG.
25. On 27 June 2017 an application, to have immediate effect, was submitted to specify Aamir Ali as the DPS of the premises. The application was granted and issued on 27 June 2017. The licensee remained Kiran Israr.
26. A licensing sub-committee hearing to determine the review application submitted in respect of the premises on 19 June 2017 took place on 15 September 2017. At the hearing the licensing sub-committee decided to revoke the premises licence issued in respect of the premises.
27. On 4 September 2018 High Street Food Store Limited applied for a premises licence. The application was then withdrawn on 3 October 2018.
28. On 25 April 2021 Mr. Abdul Aziz Umer applied to this council for the grant of a new premises licence in respect of Peckham Food and Wine, 176 Peckham High Street, Peckham, London SE15 5EG. Representations were received from the police, trading standards, environmental protection team and licensing responsible authorities. The application was refused as the applicant did not satisfactorily address cumulative impact.
29. On 20 December 2021 Muhammad Baloch applied for the grant of a new premises licence in respect of Peckham Food and Wine. Representations were received from the police, trading standards, environmental protection team and licensing responsible authorities.
30. The licensing sub-committee determined the application on 17 May 2022 and granted the application with an amendment to change the start time for the sale of alcohol from 07:00 to 09:00 and imposed eight conditions in addition to the conditions in the application operating schedule. (876417)
31. On 8 December 2022 Muhammad Baloch applied for a new premises licence to be granted under the Licensing Act 2003 in respect of Peckham Food and Wine, this application was withdrawn on 10 June 2023.
32. On 28 August 2023 Muhammad Baloch applied to vary the premises licence no 876417. The application sought to remove Asif Ali name from condition 843 so that it would read: "That all previous management involved in the premises are excluded from the premises and take no part in the operation of the premises namely: Kiran Israr, Saeeda Yasmeen, Shazia Imran Islam and Mohammad Islam".

33. Furthermore, the application stated that the current licence issued by the council had no conditions attached at Annex 2 and as part of this application the premises licence holder was agreeable to this being corrected and the other conditions offered in the operating schedule when this application to vary the premises licence was made being added onto the licence.
34. The application was subject to representations from two responsible authorities, namely trading standards and the licensing authority as a responsible authority.
35. The licensing sub-committee determined the application on 31 October 2023 and the application was granted. A copy of the notice of decision from that hearing can be found at Appendix C.
36. The existing premises licence (880978) issued in respect of the premises allows the following licensable activities:
- **The sale of alcohol to be consumed off the premises:**
 - Monday to Sunday: 09:00 to 23:00
 - **Opening hours:**
 - Monday to Sunday: 07:00 to 23:00.
37. A copy of the existing premises licence is attached to this report at Appendix D.

Temporary event notices

38. There have been 10 temporary event notices (TENs) submitted in respect of the premises within the last year. A table of TENs is attached to this report at Appendix E.

Compliance visits

39. Details of compliance visits to the premises by council licensing officers/police working on the night time economy within the last year are provided in Appendix F.

Map

40. A map showing the location of the premises is attached to this report as Appendix G. The following are a list of licensed premises shown on the map:

Peckham News, 133 Peckham High Street, London SE15 5SL licensed for:

- The sale of alcohol to be consumed off the premises:
 - Monday to Sunday: 09:00 to 23:00
- Opening hours:
 - Monday to Sunday: 06:00 - 23:00

Binder Off Licence, 149 Peckham High Street, London SE15 5SL licensed for:

- The sale of alcohol to be consumed off the premises:
 - Monday to Sunday: 10:00 to 00:00
- Opening hours:
 - Monday to Sunday: 00:00 to 00:00 (24 hours)

The Prince of Peckham, 1 Clayton Road, London SE15 5JA licensed for:

- Films – indoors:
 - Sunday to Thursday: 10:00 to 00:00
 - Friday and Saturday: 10:00 to 02:00
- Indoor sporting events
 - Sunday to Thursday: 10:00 to 00:00
 - Friday and Saturday: 10:00 to 02:00
- Recorded music – indoors:
 - Sunday to Thursday: 10:00 to 00:00
 - Friday and Saturday: 10:00 to 02:00
- Late night refreshment – indoors and outdoors:
 - Sunday to Thursday: 23:00 to 00:00
 - Friday and Saturday: 23:00 to 02:00
- Sale by retail of alcohol to be consumed on and off premises:
 - Sunday to Thursday: 10:00 to 00:00
 - Friday and Saturday: 10:00 to 02:00
- Opening hours
 - Sunday to Thursday: 08:00 to 00:30
 - Friday and Saturday: 08:00 to 02:30

The Copper Tap, 190-192 Peckham High Street, London SE15 5EG licensed for:

- Live music – indoors:
 - Friday and Saturday: 23:00 to 01:00

- Recorded music – indoors:
 - Monday to Thursday: 12:00 to 23:00
 - Friday and Saturday: 12:00 to 01:00
 - Sunday 12:00 to 22:30
- Performance of dance – indoors
 - Monday to Thursday: 12:00 to 23:00
 - Friday and Saturday: 12:00 to 01:00
 - Sunday 12:00 to 22:30
- Provisions similar to making music and dancing – indoors:
 - Friday and Saturday: 23:00 to 01:00
- Late night refreshment – indoors:
 - Friday and Saturday: 23:00 to 01:00
- Sale by retail of alcohol to be consumed on premises:
 - Monday to Thursday: 10:00 to 23:00
 - Friday and Saturday: 10:00 to 01:00
 - Sunday 12:00 to 22:30
- Opening hours
 - Monday to Thursday: 10:00 to 23:30
 - Friday and Saturday: 10:00 to 01:30
 - Sunday 10:00 to 23:00

Peckham Rooms Hotel, 2 Queens Road, London SE15 2PT licensed for:

- Late night refreshment – indoors:
 - Friday and Saturday: 23:00 to 01:00
- Sale by retail of alcohol to be consumed on and off premises
 - Sunday to Thursday: 07:00 to 23:00
 - Friday and Saturday: 07:00 to 01:00
 - The sale of alcohol to residents and bona fide guests will be permitted with unrestricted hours.

Southwark Council statement of licensing policy

41. Council assembly approved Southwark's statement of licensing policy 2021-2026 on 25 November 2020 and it came into effect on 1 January 2021.

42. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:
- Section 3 – Purpose and scope of the policy. This reinforces the four licensing objectives and the fundamental principles upon which this authority relies in determining licence applications.
 - Section 5 – Determining applications for premises licenses and club premises certificates. This explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.
 - Section 6 – Local cumulative impact policies. This sets out this authority's approach to cumulative impact and defines the boundaries of the current special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy.
 - Section 7 – Hours of operation. This provides a guide to the hours of licensed operation that this authority might consider appropriate by type of premises and (planning) area classification.
 - Section 8 – The prevention of crime and disorder. This provides general guidance on the promotion of the first licensing objective.
 - Section 9 – Public safety. This provides general guidance on the promotion of the second licensing objective.
 - Section 10 – The prevention of nuisance. This provides general guidance on the promotion of the third licensing objective.
 - Section 11 – The protection of children from harm. This provides general guidance on the promotion of the fourth licensing objective.
43. The purpose of Southwark's statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.
44. Members should take into consideration both the Southwark statement of licensing policy and the Section 182 Guidance when making decisions. The links for these are below:

Southwark policy:

<https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>

Section 182 Guidance:

<https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>

Cumulative impact area (CIA)

45. The premises falls within the Peckham cumulative impact area (CIA).
46. The types of premises that the CIA applies to are:
 - Night clubs, public houses and bars, off-licences, supermarkets, grocers, convenience stores and similar premises
47. The premises are also situated in Peckham major town centre.
48. Under the Soutwark's statement of licensing policy 2021 - 2026 the following closing times are recommended as appropriate within Peckham major town centre:
 - Off-licenses and alcohol sales in grocers and supermarkets:
 - Monday to Sunday: 00:00.

Climate change implications

49. Following council assembly on 14 July 2021, the council is committed to considering the climate change implications of any decisions.
50. Climate change is not a legal factor in the consideration of a grant of a premises license under the current licensing objectives, however members can make enquiries and request an agreement from applicants to promote the reduction of the impact of climate change that may be caused by the operation of the premises.
51. Examples of such an agreement may be:
 - Not to use single use plastics, such as disposable plastic glasses, when selling alcohol at the premises.
 - Encourage patrons not to drive to venues by providing details of public transport on their webpages/tickets.
52. The council's climate change strategy is available at:
<https://www.southwark.gov.uk/assets/attach/48607/Climate-Change-Strategy-July-2021-.pdf>

Community, equalities (including socio-economic) and health impacts

Community impact statement

53. Each application is required by law to be considered upon its own individual merits with all relevant matters taken into account.

Equalities (including socio-economic) impact statement

54. This report does not result in a policy decision and each application is required to be considered upon its own individual merits with all relevant matters taken into account. In considering the recommendations of this report, due regard must be

given to the public sector equality duty set out in section 149 of the Equality Act 2010. This requires the council to consider all individuals when carrying out its functions.

55. Importantly, the council must have due regard to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct; advance equality of opportunity and foster good relations between people who have protected characteristics and those who do not. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The public sector equality duty also applies to marriage and civil partnership, but only in relation to the need to eliminate discrimination, harassment, victimisation, or other prohibited conduct.
56. The equalities impact statement for licensing decisions is contained within the Southwark statement of licensing policy 2021 – 2026 at:

<https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>

57. The equalities impact assessment is available at:

<https://moderngov.southwark.gov.uk/documents/s92016/Appendix%20F%20-%20Equalities%20Impact%20Assessment.pdf>

Health impact statement

58. Health impacts cannot be considered by law when making decisions under the Licensing Act 2003.

Resource implications

59. A fee of £190.00 has been paid by the applicant in respect of this application being the statutory fee payable for premises within non-domestic rateable value B.

Consultation

60. Consultation has been carried out on this application in accordance with the provisions of the Licensing Act 2003. A public notice was published in a local newspaper and a similar notice was exhibited outside of the premises for a period of 28 consecutive days.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Assistant Chief Executive – Governance and Assurance

61. The sub-committee is asked to determine the application for a premises licence under Section 17 of the Licensing Act 2003.
62. The principles which sub-committee members must apply are set out below.

Principles for making the determination

63. The sub-committee is asked to determine the application for a premises licence under Section 17 of the Licensing Act 2003.
64. The principles which sub-committee members must apply are set out below.
65. The general principle is that applications for premises licence applications must be granted unless relevant representations are received. This is subject to the proviso that the applicant has complied with regulations in advertising and submitting the application.
66. Relevant representations are those which:
 - Are about the likely effect of the granting of the application on the promotion of the licensing objectives
 - Are made by an interested party or responsible authority
 - Have not been withdrawn
 - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.
67. If relevant representations are received then the sub-committee must have regard to them, in determining whether it is necessary for the promotion of the licensing objectives to:
 - To grant the licence subject to:
 - The conditions mentioned in section 18 (2)(a) modified to such extent as the licensing authority considers necessary for the promotion of the licensing objectives
 - Any condition which must under section 19, 20 or 21 be included in the licence.
 - To exclude from the scope of the licence any of the licensable activities to which the application relates.
 - To refuse to specify a person in the licence as the premises supervisor.
 - To reject the application.

Conditions

68. The sub-committee's discretion is thus limited. It can only modify the conditions put forward by the applicant, or refuse the application, if it is necessary to do so. Conditions must be necessary and proportionate for the promotion of one of the four licensing objectives, and not for any other reason. Conditions must also be within the control of the licensee, and should be worded in a way which is clear, certain, consistent and enforceable.
69. The four licensing objectives are:
 - The prevention of crime and disorder
 - Public safety
 - The prevention of nuisance
 - The protection of children from harm.

70. Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.
71. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to night café and take away aspect of the license must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on day time operators.
72. Members are also referred to the Home Office Revised Guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

Reasons

73. If the sub-committee determines that it is necessary to modify the conditions, or to refuse the application for a premises licence application, it must give reasons for its decision.

Hearing procedures

74. Subject to the licensing hearing regulations, the licensing committee may determine its own procedures. Key elements of the regulations are that:
 - The hearing shall take the form of a discussion led by the authority. Cross examination shall not be permitted unless the authority considered that it is required for it to consider the representations.
 - Members of the authority are free to ask any question of any party or other person appearing at the hearing.
 - The committee must allow the parties an equal maximum period of time in which to exercise their rights to:
 - Address the authority
 - If given permission by the committee, question any other party.
 - In response to a point which the authority has given notice it will require clarification, give further information in support of their application.
 - The committee shall disregard any information given by a party which is not relevant to the particular application before the committee and the licensing objectives.
 - The hearing shall be in public, although the committee may exclude the public from all or part of a hearing where it considers that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing, taking place in private.
 - In considering any representations or notice made by a party the authority may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.

75. This matter relates to the determination of an application for a premises licence under Section 17 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

Council's multiple roles and the role of the licensing sub-committee

76. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.
77. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity, and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.
78. As a quasi-judicial body the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors, and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.
79. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, working or engaged in normal activity in the area concerned.
80. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.
81. The sub-committee can only consider matters within the application that have been raised through representations from other persons and responsible authorities. Interested parties must live in the vicinity of the premises. This will be decided on a case to case basis.
82. Under the Human Rights Act 1998, the sub-committee needs to consider the balance between the rights of the applicant and those making representations to the application when making their decision. The sub-committee has a duty under section 17 Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.

83. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the magistrates' court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

Guidance

84. Members are required to have regard to the Home Office guidance in carrying out the functions of licensing authority. However, guidance does not cover every possible situation, so long as the guidance has been properly and carefully understood, members may depart from it if they have reason to do so. Full reasons must be given if this is the case.

Strategic Director of Finance

85. The head of regulatory services has confirmed that the costs of this process over and above the application fee are borne by the service.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Licensing Act 2003	Southwark Licensing, C/O	Mrs Kirty Read Tel: 020 7525 5748
Home Office Revised Guidance to the Act	Community Safety and Enforcement, 160 Tooley Street, London SE1 2QH	
Secondary Regulations		
Southwark statement of licensing policy		
Case file		

APPENDICES

Name	Title
Appendix A	Application for a premises licence
Appendix B	Representations submitted by responsible authorities
Appendix C	Copy of notice of decision from 31 October 2023
Appendix D	Copy of existing licence
Appendix E	Table of temporary event notices
Appendix F	Log of night time economy team compliance visits
Appendix G	Map of the locality

AUDIT TRAIL

Lead Officer	Caroline Bruce, Strategic Director of Environment, Neighbourhoods and Growth	
Report Author	Jayne Tear, Principal Licensing Officer	
Version	Final	
Dated	23 January 2024	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Assistant Chief Executive – Governance and Assurance	Yes	Yes
Strategic Director of Finance	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		26 January 2024