

APPENDIX C

Re: Formal representation opposing Premises Licence Application No. 887914 – Canterbury Arms, SE17 3NH

11th January 2026

Licensing Team
London Borough of Southwark
Email: licensing@southwark.gov.uk

Dear Licensing Team,

I am writing to submit a **formal relevant representation** opposing the application for a new premises licence in respect of:

Premises: Canterbury Arms, 2–4 Maddock Way, London SE17 3NH

Application Number: 887914

Applicants: Maurice Collins and Aidan Collins

Representation Deadline: 20 January 2026

I am a resident living adjacent to the premises on [REDACTED], and am therefore directly and materially affected by its operation.

My representation is made on the grounds that granting this application would undermine the following licensing objectives:

- Prevention of crime and disorder
- Public safety
- Prevention of public nuisance
- Protection of children from harm

1. Serious recent history of the premises

In November 2025, the Metropolitan Police applied for a **Section 53B Summary Review** following a fatal incident occurring in and outside the Canterbury Arms. The Licensing Sub-Committee determined that suspension of the licence was **necessary and proportionate**, citing the seriousness of the incident, breaches of licence conditions, and the previous operating history of the premises.

This recent and extreme history is directly relevant to any new licence application for this site.

2. Premises located *within* a residential block

The Canterbury Arms does not sit on a commercial high street or adjacent to housing. It is **integrated within a residential block**, with flats located directly above and surrounding the premises, and shared residential walkways immediately outside.

Residents live above, beside and around the pub and cannot reasonably insulate themselves from noise, disturbance or antisocial behaviour associated with its operation. This makes the

location **exceptionally sensitive** and requires a far higher standard of control than would be expected in a stand-alone or commercial setting.

3. New licence application with no meaningful safeguards

This is a **new premises licence application**, not a variation. None of the extensive conditions previously imposed by the council apply unless explicitly reintroduced.

I am extremely concerned that the application contains **no bespoke conditions** addressing:

- Noise or music control
- Amplified entertainment or karaoke
- Doors and windows during operation
- Management of customers outside the premises
- External drinking or loitering
- Use of glassware outside
- Dispersal arrangements
- Protection of residents living within the same building

The only conditions listed are mandatory statutory conditions that apply to almost all premises licences and do not address the known risks of this location.

4. Loud amplified karaoke and music causing serious nuisance

When the premises previously operated, there were frequent occasions — particularly at weekends — where **loud amplified karaoke and music** took place.

This was not background music. The amplified karaoke involved raised voices, shouting and singing, and was clearly audible within nearby flats, including those directly above and adjacent to the premises. This caused significant disturbance to residents, particularly in the evenings and late at night.

Given the premises' location **within a residential block**, any form of amplified music or karaoke is wholly inappropriate and directly undermines the licensing objective of preventing public nuisance.

5. Outdoor congregation, drinking, glassware and intimidation

During previous operation, residents regularly experienced:

- Groups of customers congregating or sitting outside the premises
- Raised voices and disturbance, particularly during warmer months
- People drinking outside in the immediate vicinity
- Glasses being left on walls, including the boundary of my front garden

In addition, I am aware that **other residents have felt intimidated walking past groups of intoxicated patrons** congregating or sitting outside the premises. This includes residents returning home in the evening, parents with children, and residents simply trying to access their homes.

While this behaviour did not always involve direct confrontation, the presence of groups of visibly intoxicated individuals in close proximity to residential entrances and walkways made residents feel uncomfortable and, at times, unsafe within their own estate.

This occurred **despite a previous licence condition prohibiting customers from taking glasses outside**, indicating repeated non-compliance and ineffective management. The current application contains **no restrictions at all** on external drinking, congregation or glassware.

6. Fireworks and flares – serious public safety concerns

During the summer months, there were repeated incidents involving groups of youths setting off **fireworks and flares** in the immediate vicinity of the premises, including towards one another. This behaviour was extremely dangerous in a dense residential estate with families and children.

I reported these incidents to the Metropolitan Police. A few days later, I was contacted by police who informed me that they were aware of the disturbance and that they believed the fireworks were **associated with, or being supplied from, the pub or its immediate vicinity**.

I cannot independently verify the source of the fireworks; however, the fact that police linked these incidents to the premises or its vicinity raises very serious concerns regarding public safety, management control and the suitability of this location for alcohol-led activity.

7. Suspected drug-related nuisance linked to outdoor congregation

During the summer months, on several occasions while walking past the premises, I could smell cannabis in the immediate vicinity of the pub. This appeared to be associated with groups congregating outside and immediately adjacent to the premises.

I cannot state with certainty who was responsible; however, the repeated presence of cannabis smell in shared residential walkways caused concern and contributed to public nuisance. It did not appear that staff were intervening to discourage this behaviour or move people away from residential areas.

8. Objection to early alcohol sales (10:00)

I am particularly concerned by the application to begin alcohol sales from **10:00 daily**.

In a dense residential estate with families, children, and residents working from home, early-morning alcohol sales are wholly inappropriate and risk encouraging early congregation, nuisance and antisocial behaviour at times when residents are starting their day.

There is no justification provided for 10:00 alcohol sales in this location, and such early hours are not consistent with protecting residents from nuisance or safeguarding children in a residential environment.

9. Protection of children and residents

Brandon Estate is a residential social-housing estate with many families and children. The premises sits directly on a main pedestrian route used daily to access local shops, the library and community facilities.

Children and families cannot reasonably avoid passing the premises. Any unmanaged alcohol-led activity, loud entertainment, early-morning drinking, loitering, intimidation or antisocial behaviour directly affects their safety and wellbeing.

10. Unclear suitability of the applicants

Residents have no information as to whether the applicants have any connection to the previous operators or management of the premises. Given the recent fatal incident and management failures, I respectfully request that the Sub-Committee scrutinises the applicants' suitability, experience, management arrangements and any connection to previous licence holders.

11. Conclusion – refusal is appropriate

Given:

- the recent fatal incident and summary review
- repeated nuisance from amplified karaoke
- intimidation experienced by residents
- serious public safety concerns including fireworks and flares
- previous breaches of licence conditions
- the premises' location within a residential block
- the proposed early start time for alcohol sales
- the complete absence of conditions addressing known risks

I submit that granting this licence would **not be appropriate to promote the licensing objectives**, and I respectfully request that the application is **refused in full**.

12. If the Sub-Committee is minded to grant – strict required conditions

If, despite the above, the Sub-Committee is minded to grant a licence, I request that it is subject to **exceptionally strict and clearly enforceable conditions**, including:

A. Hours

- **No alcohol sales before 12:00 midday** on any day
- **Monday–Thursday:** alcohol sales no later than **21:00**, close by **21:30**
- **Friday–Saturday:** alcohol sales no later than **22:00**, close by **22:30**
- **Sunday:** alcohol sales no later than **20:30**, close by **21:00**

B. Noise and music control

- **No amplified music, karaoke, DJs or regulated entertainment of any kind**
- Background music only, at a level **inaudible within nearby residential properties**
- **All doors and windows to remain closed at all times**, except for access and egress
- No speakers or sound systems to be positioned near entrances

C. External areas

- **No drinks of any kind to be taken outside**, including for smoking
- **No glassware outside at any time**
- No tables, chairs or standing areas outside
- Customers smoking must do so quietly and without drinks, and must not loiter

D. Management and supervision

- Continuous active supervision of the premises frontage during opening hours
- A written **Dispersal and Outdoor Management Policy** agreed with the Licensing Authority
- Staff to intervene immediately to prevent nuisance, intimidation or antisocial behaviour

E. Drugs and antisocial behaviour

- Zero-tolerance approach to drugs
- Staff training on identifying and managing drug-related nuisance
- All incidents to be recorded in an incident log and made available to authorities

(continued next page)

F. Safeguard

- Any breach of these conditions to trigger immediate review consideration

Even with these conditions, I maintain that refusal remains the most appropriate and proportionate outcome.

Thank you for considering this representation. I am willing to attend and speak at any licensing hearing and to provide further information if required.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

**Licensing Representation – Canterbury Arms, 2–4 Maddock Way, London SE17 3NH
Premises Licence Application (Reference: 887914)**

Date: Monday 19th January 2026

Dear Licensing Unit,

I am submitting this representation as a Newington ward councillor in relation to the application for a new premises licence for the Canterbury Arms, 2-4 Maddock Way, London SE17 3NH.

This representation reflects concerns raised by local residents, who have asked that their identities remain confidential. I have set out their views alongside my own as a ward councillor while relating this submission to the licensing objectives, including preventing crime and disorder, protecting public safety, preventing public nuisance, and protecting children from harm.

The previous premises licence for the Canterbury Arms was revoked by the Licensing Sub-Committee after a meeting on 18th December, following a fatal incident on 20 November in which a man sadly lost his life. While I support the pub reopening in principle, I believe this should only happen once much stronger and clearly defined security and management arrangements are in place. Residents remain concerned about using the premises because of its history under previous management. They have reported a number of serious incidents in the past, including the one that led to a fatality in November. The current application does not, in my view, properly address these past safety failures. Residents have raised concerns about drug dealing, fights and serious altercations, and other issues that have affected public safety. These concerns make clear that much stronger safeguards and better management oversight are needed in the future.

Evidence provided by the police during the previous licence review hearing highlighted serious problems. These included a lack of clear responsibility from management, poor cooperation after incidents, difficulty contacting managers, and CCTV that was partly dismantled and unusable as evidence. The police also said there appeared to be no effective management structure in place at times of serious crime and disorder. Given the recent fatal incident and the risks associated with this premises, I believe any new licence must include far more detailed, credible and enforceable controls.

The application requests opening hours from 10:00 to 23:30, Monday to Sunday. However, it also appears to be missing important information including details of how the premises will operate, the layout and capacity of the venue, how customers will be managed when leaving the pub, and what specific measures will be used to uphold the licensing objectives. Without this information, it is very difficult to properly assess the application or the effectiveness of the proposed controls. Safeguarding measures should also go beyond basic age-verification policies. Any future operation of the pub should clearly address risks in the area around the premises, particularly during busy periods and at closing time, to ensure the wider public and local residents are protected.

There are also serious concerns about who will hold the licence and manage the premises in future. Residents and I strongly believe that any new licence holder should have no previous connection to the Canterbury Arms and should have clear, proven experience in running a public house safely and responsibly. Careful consideration should be given to the choice of Designated Premises Supervisor, how incidents will be recorded and dealt with, and how cooperation with the police and council officers will be maintained.

In conclusion, while I support the Canterbury Arms continuing to operate as a pub, I believe any new licence must include strict, clear and enforceable conditions. These should include a comprehensive CCTV system with clear coverage and retention periods, and a requirement to provide footage promptly to the police. These measures are necessary to protect public safety and to rebuild trust among local residents.

Kind regards,

Cllr John Batteson
Newington Councillor

From: OTHER PERSON 3

Sent: Monday, January 19, 2026 9:11 PM

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

Cc: Batteson, John

Subject: Canterbury Arms Licence Number: 887914

Dear Licensing Committee,

I would like to make some points with regard to this premises licence application (No 887914). I have been living near this pub for over 20 years and watched it to go from bad to worse.

A few years ago I found a very drunk man, almost unconscious, who was trying to get up and kept hurting himself by doing so. It was about 2345 and clearly who was left there like that by the departing pub staff (and visitors). I had to call an ambulance and stay with him until its arrival. This is probably one of the worst examples of the state of affairs, but there has always been some kind of trouble or altercation either inside or outside the pub.

I found a bank card near it in the summer and went in to see if someone had lost it - I had to leave almost immediately, as the visitors were really aggressive and disorderly, and the staff didn't pay attention.

There are often huge dogs running around it without the leash, I also suspect some drug dealing right outside (possibly inside). I have often seen groups of aggressive looking young men there - just hanging around for hours, day and night....

And of course, you are aware of the recent tragedy...

I avoid the passing this pub by. It is really affecting the life of little square (Maddock Way), which as you also know houses a surgery, a couple of shops and other businesses, and a library, apart from a residential block.

I am convinced that if the pub stays under the same or associated management, this unacceptable and dangerous state of affairs will continue and affect our community.

I believe that if it has to stay a pub, it should be in run by completely different people, responsible, experienced and uninvolved in any dubious activities.

It would be even better if it became a cafe/bakery. Or at least a cozy, clean and friendly pub and not a place to avoid at all costs...

Many thanks,

Kind regards,

OTHER PERSON 3

Leaseholder

-----Original Message-----

From: **OTHER PERSON 4**

Sent: Tuesday, January 20, 2026 4:33 PM

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

Subject: Canterbury Arms Maddock Way

Representation regarding premises licence application no. 887914 – Canterbury Arms, Maddock Way

Licensing Team

London Borough of Southwark

Email: licensing@southwark.gov.uk

Dear Licensing Team,

I am writing to make a representation regarding the premises licence application for the Canterbury Arms, 2–4 Maddock Way, SE17 3NH.

Licence application number: 887914

I am the owner of [REDACTED], and I am a live-out landlord of that property. Although I do not live there full time, I am in the area regularly and am very familiar with the local environment and how the pub has operated in the past.

This is a heavily residential area with many families and elderly residents, and my concern is the impact the pub has had, and may continue to have, on people simply trying to live peacefully in their homes.

From my own experience, one of the main issues has been people congregating outside the pub late at night, particularly at weekends. There is often a lot of noise from groups standing or sitting outside, and on several occasions I have been surprised by how far the noise carries. I have been able to hear shouting and disturbance all the way down at [REDACTED], late in the evening.

I am also aware that this kind of behaviour can feel intimidating, particularly for families with children and for older residents who have to walk past groups of intoxicated people to get home. Even when there is no direct confrontation, the presence of loud and rowdy groups outside late at night can make people feel uncomfortable and unsafe in their own neighbourhood.

On a number of occasions when walking past the premises, I have also smelt marijuana in the immediate vicinity of the pub, which appeared to be associated with people gathered outside. This is concerning in a residential area and does not feel appropriate or well managed.

I was extremely shocked to learn about the death that occurred in and around the Canterbury Arms, and I am worried that a new licence is now being applied for when

there appear to be no specific conditions included to address noise, outdoor drinking, congregation outside the premises, or general management of customers.

Given the history of the premises and what I have personally witnessed when visiting the area, I am concerned about the impact this would have on nearby residents if the licence were granted without strong and enforceable safeguards in place.

Thank you for taking the time to consider my comments.

Kind regards,

OTHER PERSON 4

From: OTHER PERSON 5

Sent: Tuesday, January 20, 2026 8:19 PM

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

Subject: Opposing license application 887914

20th January 2025

Dear Southwark team.

Please find my email opposing the licence application for the Canterbury Arms Pub.

Canterbury Arms
2-4 Maddock way
London SE17 3NH

Applicants: Maurice and Aiden Collins.

Having lived on the Brandon Estate for near ■ years I am concerned with the application. My bedroom overlooks the ■ of the pub. After reading through the new licence application, I'm very concerned there seems to be no or very little concern for the following:

- Noise or music control
- Management of customers outside the premises
- External drinking or loitering
- Use of glassware outside
- Dispersal arrangements
- Protection of nearby residential properties

We have had one fatality closely linked to the Canterbury Arms late last year. The pub has also been the hub for lots of antisocial behaviour. Attracting youths on motorcycles and groups of young men smoking and what looks like dealing in drugs. Drinking and music has also been a problem outside of licensing hours on the odd occasion. The karaoke nights can be heard as clear as day even when the windows are closed. Complaints fell on deaf ears.

As I have mentioned, I have lived here (on and off) for many years and my ■ yo mother has lived here constantly for ■ years. We are used to the pub but of late the clientele has changed and this new application falls short of recognizing that special lengths need to be taken to ensure that this is pub has special requirements to ensure the safety of its customers and local residents.

Kind regards,

OTHER PERSON 5