

APPENDIX B



The Licensing Unit
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London
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Metropolitan Police Service
Licensing Office
Southwark Police Station,
323 Borough High Street,
LONDON,
SE1 1JL

Tel: 020 7232 6756

Email: SouthwarkLicensing@met.police.uk

Our reference: MD/21/ 2729/15

Date: 18th December 2015

Re:- Oglivy & Mather Group, Sea Containers House SE1 9PD

Dear Sir/Madam

Police are in receipt of an application from the above for a new premises licence. On examination of the applicants operating schedule, I am satisfied it contains sufficient control measures for the promotion of the prevention of crime licensing objective. I am aware that the EPT have asked for confirmation of some minor matters and hopefully these will be addressed by the applicant, however these matters are unlikely to give Police any cause for concern.

Kind Regards

PC Ian Clements 362 MD
Southwark Police Licensing Unit
Tel: 0207 232 6756

From: Franklin, David

Sent: Wednesday, December 30, 2015 5:11 PM

To: Regen, Licensing

Subject: Ogilvy & Mather, Sea Containers House, Upper Ground London SE1 9PD

I write this representation as the responsible authority for the Southwark Licensing Authority with regards to the application for a new premises licence by Green and Fortune Limited for the premises Ogilvy & Mather, Sea Containers House, Upper Ground London SE1 9PD under all four of the licensing objectives.

The application proposes to licence a ground floor cafeteria area, four conference rooms on the 12th floor that can be converted to one large events space and the adjacent outdoor terrace, an amphitheatre, bistro bar, lounge and outdoor terrace on the 13th floor, an outdoor terraced area on the 14th floor. Additionally the offices on the floors 1 to 3 and 6 to 10 shall be licensed for sale of alcohol for employees and business associates.

The licensable activities applied for are plays, films, live music, recorded music, performances of dance, anything similar to live & recorded music and performances of dance, late night refreshment and the sale of alcohol both on and off the premises. The licence hours applied for are 08:00 to 00:30 hours 7 days a week for all activities apart from late night refreshment which starts at 23:00 hours to 23:30 hours.

The opening hours of the premises is 24 hours, however a condition is proposed that all café, restaurant, bar and other dining facilities shall close no later than 01:30 hours.

There are a number of other conditions offered as part of the operating schedule of the application and within the premises description.

I have concerns firstly that the premises is situated in the Borough and Bankside cumulative saturation zone for licensed premises in an area with a large amount of residential premises, the surrounding streets consist of tall buildings close the road creating a "canyon effect" where noise can be amplified by bouncing off the close proximity buildings and travelling up to residential premises.. The application attempts to address this issue in the general description of the premises section by explaining that the premises will be used primarily by employees, associates and guests and by persons attending pre-booked events at the premises. However the application does not adequately address the potential for public nuisance, not only from the terraces when in use prior to 23:00 hours but the potential of noise from persons attending events that finish at 00:30 and leaving the premises by 01:30 hours, having consumed alcohol and been in an environment of loud live/recorded music talking loudly in the street while walking to local transport hubs, using cars and taxis in the vicinity of the premises causing increased vehicle noise, slamming car doors and sounding of horns. The application also does not address the potential for crime and disorder in the streets whereby patrons of the premises having consumed alcohol may become the perpetrators or victims of crime and disorder in the zone.

I submit that without providing a dispersal policy to address these concerns to the satisfaction of the Licensing Authority that the application should be refused.

I have other concerns with regards to the premises licence application, the plans supplied with the application are not clearly marked where the licensable activities are to take place and do not differentiate between the licensable activities giving an impression that all the proposed activities will take place across all the areas of the plans. I have concerns for public safety and the prevention

of crime and disorder as there are no capacity figures for the various licensable areas or any method offered to ensure that overcrowding in the various areas does not occur.

There is no designated area for smokers away from the residential premises.

Although the application provides for a condition for a challenge 25 policy and staff to be trained in challenge 25, the application does not provide for any policy on children attending the premises, for instance there is no indication on the applicant's policy towards unaccompanied children attending the premises, or how late children will be allowed to be on the premises.

Should the applicant be able to satisfy the concerns of the Licensing Authority and members are minded to grant the application then I would suggest that consideration is also given to reducing the terminal hours for the licensable activities and the time by which patrons are required to vacate the premises, particularly on days proceeding a normal school or work day.

Kind regards

David Franklin
Responsible Authority for the Licensing Authority

From: Prickett, Mark

Sent: Thursday, December 17, 2015 7:03 PM

To: Regen, Licensing

Cc: 'SouthwarkLicensing@met.police.uk'; Tear, Jayne; Mills, Dorcas; Chowdhury, Farhad; 'nicola.smith@squirepb.com'

Subject: Ogilvy & Mather, Sea Containers House, 20 Upper Ground - EPT representation

Dear Licensing,

The Environmental Protection Team (EPT) have reviewed the new premises licence application for Ogilvy & Mather Group, Sea Containers House, 20 Upper Ground, SE1 9PD with regards to the prevention of public nuisance licensing objective.

Licensable activities sought;

Plays (indoors) - 08:00 – 00:30 Monday – Sunday

Films (indoors) - 08:00 – 00:30 Monday – Sunday

Live music (indoors) - 08:00 – 00:30 Monday – Sunday

Recorded music (indoors) - 08:00 – 00:30 Monday – Sunday

Performance of dance (indoors) - 08:00 – 00:30 Monday – Sunday

Anything similar (indoors) - 08:00 – 00:30 Monday – Sunday

Late night refreshment (indoors) – 23:00 – 00:30 Monday – Sunday

Supply of alcohol (both on & off the premises) - 08:00 – 00:30 Monday – Sunday

Opening hours: 24 hours a day, 7 days a week. “However all café, restaurant, bar and other dining facilities will be closed no later than 01:30 daily”

Section M part d) of the application includes proposed conditions for the following;

- No external movement of rubbish between 23:00 – 07:00
- Waste not to be placed outside more than 30min prior to collection
- Smokers not permitted to take drinks outside
- All entrance doors and windows will be kept closed apart from access & egress

Other relevant conditions;

- Terraces shall not be used for licensable activities or consumption of alcohol after 23:00
- Off sales shall be sealed
- No drinks in open bottles or glasses will be permitted to be taken outside.

After reviewing the proposals and plans, EPT have the following concerns;

- There are plans submitted within the application but these appear to be titled ‘fire strategy’, and do not clearly identify where the licensable activity areas will be (i.e. with bold red line around). These also need to include any terraces as referred to above. Applicant needs to address this and submit revised plans.
- Smokers are referred to in section M part d) – where is the dedicated smoking area for workers and patrons?
- Are there designated areas for live music & regulated entertainment, or will these activities be sought in all licensable areas?
- If licensable activities are sought in all areas, then are there acoustic lobby doors installed to all these areas that lead out into external areas?

- It is not yet clear where the external terrace areas are, and as such it may be considered that a 23:00 terminal hour for use is too late.
- It is not mentioned in the operating schedule how regulated entertainment/levels of music noise will be controlled to ensure public nuisance will not arise?
- Considering it is difficult to control the upper level of live music, is there any measures planned to ensure live music levels will not cause a public nuisance?

EPT make representation against this application until the applicant can supply further information on the above issues.

Please be advised that I am on annual leave after Friday 18th December to Monday 4th January 2016 and will address any further correspondence after this return date.

Kind regards,

Mark Prickett

Principal Enforcement Officer
Environmental Protection Team
Southwark Council

Tel: 0207 525 0023

Environmental Protection Team | EH&TS | Community Safety & Enforcement
3rd floor | Hub 2 | 160 Tooley Street | London | SE1 2QH



Dr Ruth Wallis FFPH
Director of Public Health - Lambeth and Southwark
Lambeth and Southwark Public Health
1st Floor, Hub 2 160 Tooley Street
London SE1 2QH

Licensing Unit - EH & TS,
Hub 2, Floor 3,
160 Tooley Street,
London, SE1 2QH

Dear Sirs

[Re: application for New Premises, Greene and Fortune Associates Limited, 850598]

As Director of Public Health for Southwark (a responsible authority under the Licensing Act 2003) I wish to make representation against the application from Green and Fortune Associates Limited in respect to the Ogilvy & Mather Group premises.

My concern relates solely to the information provided about the ground floor café. The application states "Outside of normal working hours, including in the evening and at the weekends, food, drink, and/or entertainment may be made available to members of the public for occasions such as Sunday lunches and other events such as wine tasting, brunches or dinners; but on a pre-booked basis only, with the exception of the ground floor café area, where members of the public may be permitted in the future without pre-booking." The wording regarding the ground floor café is vague and allows for the ground floor café to be run in many capacities in the future. Given that the premises' location, Sea Containers House, is within the Cumulative Impact Zone (CIZ), it is especially important to fully understand the applicant's plan for the ground floor café.

In the interests of the four licensing objectives:

- 1) The prevention of crime and disorder
- 2) Public safety
- 3) The prevention of public nuisance, and
- 4) The protection of children from harm;

[Lambeth & Southwark Public Health](#)

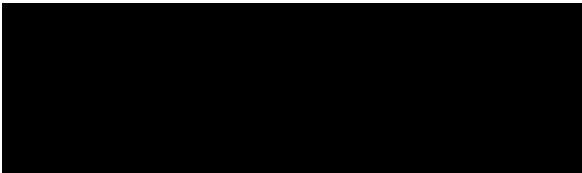
Director: Dr Ruth Wallis- BM FFPH

I ask that the applicant provides specific information about the operating of the ground floor café. It should address:

- whether the ground floor café will be selling alcohol to the general public to be consumed away from the premises
- the hours of the ground floor café's alcohol sales to the general public
- which of the 'steps taken to promote the four licensing objectives', described in Part M of the license application, are applicable to the ground floor café
- whether any further steps will be taken to promote the four licensing objectives when the café is open to the general public

Once the new information has been provided I will be able to make an informed decision about the impact of Greene and Fortune Limited's business on public health.

Yours sincerely



Dr Ruth Wallis BM FFPH
Director of Public Health - Lambeth and Southwark