



The Licensing Unit
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Metropolitan Police Service
Licensing Office
Southwark Police Station,
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Tel: 020 7232 6756

Email: SouthwarkLicensing@met.police.uk

Our reference: MD/21/ 2778/16

Date: 6th April 2016

Re:- Coin St Community Builders, Courtyard OXO Tower Wharf SE1 9PH

Dear Sir/Madam

Police are in receipt of an application from the above for a new premises licence. The applicants have included an operating schedule which includes a number of control measures for the promotion of the licensing objectives.

The conditions relate the applicants recommendations, however it does not make clear what the applicants recommendations are likely to be. The suggested conditions are therefore unenforceable.

Police have the following recommendations from the promotion of the prevention of crime and disorder.

1. In the event that the space is let for an event and this event includes the supply of alcohol and or the provision of regulated entertainment then the premises will employ SIA registered security staff. They will be employed at a ratio of one SIA staff to 50 (Fifty) patrons. They will be employed to ensure the safe capacity is not exceeded and for the prevention of crime, conflict management and to monitor and assist with the safe dispersal of patrons.

2. When the premises is in operation under its licence then it will be covered by CCTV capable of capturing an image of every person that enters the venue, the footage will be stored for no less than 31 days and will be made available for viewing and or downloading on reasonable request from any authorised officer.

Kind Regards

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

From: Prickett, Mark
Sent: Thursday, April 07, 2016 12:32 PM
To: Regen, Licensing
Cc: 's.cain@coinstreet.org'; Franklin, David; Tear, Jayne; Mills, Dorcas; 'Ian Clements'
Subject: EPT representation - New premises licence for Oxo courtyard

Dear Licensing,

The Environmental Protection Team (EPT) have reviewed the new premises licence application for Coin Street Community Builders, Courtyard, Oxo Tower Wharf, Bargehouse Street, SE1 9PH.

Licensable activities sought;

Plays, Films, Live music, Recorded music, Performance of dance (all indoors and outdoors): Monday – Sunday, 10:00 – 22:00

Supply of alcohol (both on and off the premises): 12:00 – 21:00 Monday to Sunday

Opening hours to public: 10:00 – 22:00 Monday – Sunday.

Section M, part d) of the license list the following measures to prevent public nuisance from occurring;

- 1 “Where appropriate the decibel level will be set and monitored throughout any event”
- 2 “Where appropriate local residents will be advised in advance of any event and if necessary will be provided with an onsite contact number in the event of any problems”
- 3 “Caterers onsite will be required to produce proof of registration with their local authority together with food hygiene certification, gas/electric compliance certification and insurance”
- 4 “People leaving the building are aware of residents living in the building and staff ensure they leave quietly and promptly”
- 5 “Notices are displayed at the premises asking guests to leave quietly”
- 6 “Guests will be directed to transport links away from residential areas”
- 7 “Rubbish will be managed by the event organiser who will ensure refuse is collected regularly by a waste management specialist and litter picking takes place in the surrounding area daily.
- 8 “Delivery and collection to the premises are time restricted”

EPT stance

The courtyard space highlighted for this premises licence appears to be the external/outdoor space the north (river walk) and to the south (to Barge House Street) of the Oxo Building.

The Oxo Building is a mixed use building with residential flats who will be the closest residents to this premises. There are also residents in South Bank Tower to the SE of the site and a hotel immediately adjacent to the east.

EPT have received complaints from Oxo residents in the past from construction works in the area, from ground floor Oxo commercial premises fit outs, from buskers and from licensable activities taking place in Oxo restaurants. As such EPT know that Oxo residents are noise sensitive.

Whilst this proposed licence in practice may not be utilised everyday of the year, at present the application is seeking outdoor music, plays, films and alcohol up to 22:00 beneath residential flats 7 days a week. Whilst EPT can see the benefit of the applicant having a premises licence for community events, it is considered important for relevant conditions to be attached in order to prevent public nuisance occurring.

EPT also have queries with regards to the proposed measures to control public nuisance;
Cond 1 – What decibel level is being referred to and how was this derived? Where will it be monitored from and by whom? How will records be kept?
Cond 2 – Will residents be advised for every event? If not, what scale of event is determined by which they will receive prior notification? How far will the letter drop/notification go in terms of residential properties?
Cond 8 – What are the time restrictions in place for collections and deliveries to site?

EPT highlight concern where by it is advised that visitors can purchase alcohol and take it away from the Oxo premises and towards further residential blocks (i.e. on Broadwall, River Court & Rennie Court etc). Why are off-sales required?

At present EPT do have serious concerns on the conceivable public noise nuisance impact this premises licence will have on the closest residential properties living in the Oxo building. As such EPT make representation against this application and will reassess when further information is supplied.

Kind regards,

Mark Prickett
Principal Enforcement Officer
Environmental Protection Team
3rd Floor, Hub 1
Southwark Council, 160 Tooley Street, SE1 2QH
Tel: 0207 525 0023

MEMO: Licensing Unit

To Licensing **Date** 07 April 2016

Copies

From David Franklin **Telephone** 020 7525 5800

Email david.franklin@southwark.gov.uk

Subject Coin Street Community Builders, Courtyard, Oxo Tower Wharf, Bargehouse Street, London SE1

I make this representation with regards to the application for a new premises licence submitted by the Trading Standards for Coin Street Community Builders, Courtyard, Oxo Tower Wharf, Bargehouse Street, London SE1

The premises is an open courtyard area surrounded by commercial premises and flats overlooking the courtyard.

My representation is based on all four of the licensing objectives, the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

The application is for plays, films, amplified and unamplified live music, recorded music, performance of dance from 10:00 to 22:00 hours seven days a week and sale of alcohol from 10:00 to 21:00 hours seven days of the week.

Section six of the Statement of Licensing Policy (from page 32) deals with Southwark's local cumulative impact policies. This premises sits in the Borough and Bankside policy area as defined in paragraph 129 of the policy into the class of premises in 130 of the policy are Night Clubs, Public Houses & Bars, Restaurants & Cafes, Off-licences, supermarkets, convenience stores and similar premises. It seems from the application that this premises would fall into the category of a similar premises to those listed.

Therefore under 119 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, 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.

The applicant has not provided sufficient information to rebut the presumption that the operation of the premises will give rise crime and disorder within the policy area.

The operating schedule does not sufficiently address public nuisance, the nature of the premises being open air and over looked by a large number of flats with the application seeking to operate 7 days a week for a period of 12 hours a day to 22:00 hours has the potential to give a nuisance to

residence over a period of time. Noise not only from the amplified music but from the patron themselves enjoying the event could give rise to public nuisance.

There is no dispersal policy within the operating schedule of the application to address the potential of crime and disorder or public nuisance from patrons leaving the event 22:00 hours.

The conditions offered for the protection of children from harm do not propose any specific scheme to prevent the sale of alcohol to children, a challenge 25 scheme with staff training should be considered.

The application seems to indicate that the courtyard will be let to outside parties which are overseen by Coin Street Builders' staff but there is no detail given as to the events themselves, no staffing numbers or training and no capacity figures to prevent overcrowding in the courtyard or how that would be monitored.

I recommend that the application is rejected due to the location of the open air courtyard overlooked by flats is unsuitable for amplified music accompanied by an unspecified number of event participants and is situated in the Borough and Bankside cumulative impact policy area.

Should members choose to refuse the application there is still the potential for the applicants to submit up to 12 temporary event notices for up to 21 days in total in a calendar year, with each event having a capacity of 499 at any one time.

David Franklin
Licensing Authority as a Responsible Authority



Chief executive's department

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EH & TS Licensing Unit
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X

Your Ref:

Our Ref: 16-CE-00233

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Web Site: <http://www.southwark.gov.uk>

Date: 24/03/2016

Dear Sir/Madam

Premises Licensing re:

OXO TOWER WHARF, BARGEHOUSE STREET

Summary description: New application (courtyard)

Date Received: 12/03/2016

Having considered the proposal, planning would like to **object** to the application.

The premises has residential accommodation immediately adjacent. The application proposes that performances, the exhibition of films and the playing of both recorded and live music, amplified recorded music and the consumption of alcohol take place both indoors and outdoors. It is considered that the outdoor use in particular will cause harm to the amenity of surrounding residents.

Yours faithfully

Martha Dankwa
Graduate Planner