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Planning division
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Hub 2 3rd Floor Tooley Street

Your Ref:
Our Ref: 16-CE-00137
Contact: Gavin Blackburn
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Web Site: <http://www.southwark.gov.uk>

Date: 17/02/2016

Dear Sir/Madam

Premises Licensing re:

RAILWAY ARCH 19, ALMOND ROAD, LONDON, SE16 3LR

Summary description: Variation to increase hours
Date Received: 12/02/2016

The site does not appear to have any planning permission. As a railway arch it would have previously been in a B class use as either storage or light industry. It is the case that other arches along the road have premises licences for much more restricted hours. Those premises in general either brew alcohol or are involved in its storage and distribution, unlike this site they appear to have remained within a B use class.

The current use of this site appears to be that of a venue that either provides entertainment or can be hired for use for social functions. The site is secluded and beneath railway lines. It is assessed that noise within the arches is unlikely to disturb nearby residents. The site has poor access being located on a private road in an area with poor accessibility to public transport. The site appears to be capable of holding over a 100 people. If events take place till 4 in the morning as proposed those attending will be dependent upon taxis and cars to make their way home. Noise from those coming and going to the site particularly at 4:00am is likely to be disruptive to the wider residential area that surrounds the site beyond its immediate confines of railway arches.

The proposal appears to have the potential to cause public nuisance and is therefore objected to unless or until evidence can be provided that patrons can be dispersed without disruption to the locality and that use of outside areas late at night will not cause disturbance.

Yours faithfully
Gavin Blackburn
Senior Enforcement Officer

From: Blackburn, Gavin

Sent: Tuesday, April 12, 2016 5:59 PM

To: McArthur, Wesley; 'Howard Timms'; Tear, Jayne; Bradbury, Sarah;

Subject: RE: Application to vary a premises licence - Arch 19, Almond Road, Bermondsey, London, SE16 3LR (our ref: L1U 851344)

Dear Mr McArthur,

The planning authority have decided to withdraw their objection to the licensing application. At present it is not considered that there is sufficient evidence that in the short term nuisance, or safety will be unduly compromised by the limited operation that the applicants described at a recent site visit, notwithstanding the extended hours.

There are concerns about land use from a planning perspective and access to the site. Those can be addressed in a planning application. The applicants will be contacted under a separate communication about making a planning application for their use of the land. A prospective planning application is not guaranteed to be successful. Withdrawal of this objection at this stage, should not be taken as an indication that the planning authority will not seek to review any licence issued in the future, particularly if the planning position is not regularised.

Kind regards

Gavin Blackburn

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

Licensing Unit
Hub 2, Floor 3,
160 Tooley Street,
LONDON SE1 2QH

10 March 2016

To whom it may concern:

Re: Jake Farey, Railway Arch 19 Almond Road, London SE16 3LR

As Director of Public Health for Southwark (a responsible authority under the Licensing Act 2003) I wish to make a representation in respect of the above.

The representation is made in respect of the following licensing objective(s):

- The prevention of crime and disorder
- Prevention of public nuisance
- Public safety

General Comments

The applicant has requested to extend the finish time of alcohol sales to 0400 for all days of the week. I am concerned about the potential negative effects of these extensions on the public's health.

Increased hours of alcohol sales are associated with increased drinking and increased alcohol-related harm. Furthermore, those people who buy alcohol at later times during a night are more likely to drink in excess that night, which heightens the risk of alcohol-related harm.

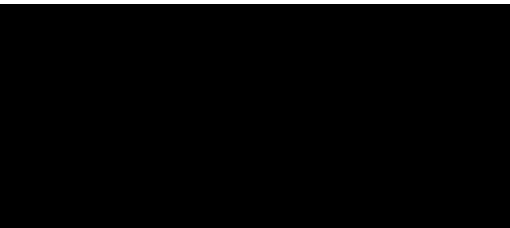
The Southwark Statement of Licensing policy 2016 – 2020 recommends Jake Farey, a drinking establishment in a residential area, to close at 2300.

Recommendation

I recommend that the hours of alcohol sales remain unchanged.

If you have any further questions, please do not hesitate to contact me.

Yours faithfully,



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

PLEASE RETURN ANY CORRESPONDENCE TO 

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

From: Bradbury, Sarah

Sent: Thursday, April 14, 2016 1:40 PM

To: Jake Farey; McArthur, Wesley

Subject: RE: 19 Almond Road SE16 3LR 4am Extension - Jake Farey Application

Hi all,

I have seen the condition agreed with the police, "As part of our extended license, Marcos Farey Rayn Ltd trading as Bermondsey Social Club agree that for events operating outside our existing license of 10am - 1am and which occupy hours up to 4am will be pre booked functions and or events which the general public and passing trade will not be allowed entry to. All patrons invited to events which take place beyond 1am will be personally invited or a guest of the premises or person hiring the venue for the purpose of that event", and am consequently withdrawing Public Health's representation.

Kind regards,

Sarah

Your reference: .



Our reference: MD/21/2759/16

Date: 10th January 2016

The Licensing Unit
Floor 3
160 Tooley Street
London
SE1 2QH

Metropolitan Police Service
Licensing Office
Southwark Police Station
323 Borough High Street
LONDON,
SE1 2ER

Tel: [REDACTED]

Dear Sir/Madam

Jake Farey Railway Arch 19 Almond Road SE16 3LR

Police are in receipt of an application from the above for a variation to an existing premise licence under the Licensing Act 2003.

Premise open Mon - Sun 10:00 to 04:00

Sale of Alcohol Mon - Sun 10:00 to 04:00
Recorded music Mon - Sun 10:00 to 04:00

The application is for a substantial increase in timings for the provision of licensable activities and opening times from 01:00 as per the existing licence to 04:00 as per the new application.

The applicant has not provided any details or any operating schedule as to how they propose to address the promotion of the licensing objectives, in particular the prevention of crime and disorder.

As defined by the Southwark Statement of licensing policy 2016 - 2020 this premises is situated in a residential area. The recommended operating hours for bars and similar drinking establishments in these areas is set out in this policy and has a recommended closing time of 23:00.

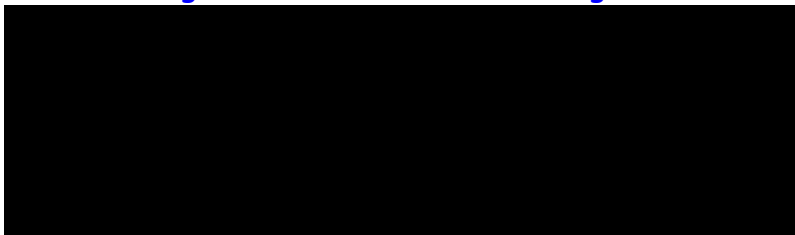
The current licence however allows for the premises to be open to 01:00 and the conditions as per the current licence were agreed to address the licensing objectives for a premises operating to this hour.

It is for the applicant to provide sufficient information as to how they intend to address the impact these additional hours might have on the licensing objectives, and to show what exceptional grounds exist for the licensing sub committee to consider moving away from the licensing policy.

In my opinion this application just does provide sufficient information for us to condition it effectively to address the prevention of crime and disorder licensing objectives

Submitted for consideration

Ian Clements
Licensing Officer Southwark Borough



From: [REDACTED]
Sent: Thursday, April 14, 2016 2:06 PM
To: McArthur, Wesley
Subject: 19 Almond Road SE16 3LR 4am Extension - Jake Farey Application

Dear Wesley

With the addition of the following condition and the acceptance of all the conditions as per my initial representation I am now in a position to withdraw my representation.

All events operating outside of 10am - 1am and which occupy hours up to 4am will be pre booked functions and or events which the general public and passing trade will not be allowed entry to. All patrons invited to events which take place beyond 1am will be personally invited or a guest of the premises or person hiring the venue for the purpose of that event.

Kind Regards

Ian Clements
Licensing Officer Southwark Borough

 **Phone:** [REDACTED]
 **Mobile:** [REDACTED]
 **E-mail:** [REDACTED]
 **Mail:** [REDACTED]

MEMO: Licensing Unit

To Licensing Unit **Date** 10 March 2016

Copies

From Jayne Tear **Telephone** [REDACTED] **Fax**

Email [REDACTED]

Subject Re: Jake Farey, Railway Arch 19, Almond Road, London, SE16 3LR –
Application to vary a premises licence

I write with regards to the above application to vary the premises licence submitted by Jake Fary under the Licensing Act 2003, which seeks to extend the following licensable activities:

- To extend recorded music (indoors) on Monday to Sunday from 01:00 to 04:00.
- To extend the supply of alcohol (on the premises) on Monday to Sunday from 01:00 to 04:00.
- Overall opening times shall be on Monday to Sunday from 10:00 to 04:00.

This premises is situated in a **residential area**.

Under the Southwark Statement of Licensing policy 2016 - 2020 the appropriate closing times for Public Houses, Wine bars or other drinking establishments is **23:00** hours and **Night Clubs (with sui generis planning classification) are not considered appropriate for this area**.

Southwark's Statement of Licensing Policy 2016 – 2020 can be found on the following link:

http://www.southwark.gov.uk/downloads/download/4399/licensing_act_2003_-_southwark_statement_of_licensing_policy_2016_-_2020

This premises already has generous hours granted for a drinking establishment in a residential area (and night clubs are not considered appropriate for this area) yet this application asks to extend those hours until 4.00 which is not consistent with the licensing policy.

Furthermore no additional control measures have been added to the operating schedule to address the four licensing objectives and any impact that the later operation of the premises will have on those objectives.

I therefore submit this representation with regards to crime and disorder and public nuisance as the later operation of the premises and of people leaving the premises later a night would impact further upon local residents living nearby and in the surrounding streets. The management would have no control of patrons that have left the premises if it were allowed to open later and the possible impact of any rowdy and anti-social behaviour or crime and disorder

Jayne Tear
Principal Licensing officer
In the capacity of the Licensing Responsible Authority