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Councillor Gordon Nardell
Labour Member for
The Lane Ward

Members' Room
Southwark Town Hall
Peckham Road
London SE5 8UB

Tel: [REDACTED]
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Date: 20 April 2010

Dear Ms. Reid,

Application no. 829333
Betting premises licence at The Hope Public House, 66 Rye Lane, London
SE15 5BY

1. Thank you for consulting ward councillors on this application. My colleague Councillor Glover and I have seen the representations made by my constituents Ms. [REDACTED], Mr. [REDACTED] and Ms. [REDACTED]. We strongly support their objections to this application.
2. The grant of a premises licence for this location would conflict with the Council's Statement of Gambling Licensing Policy ("SGLP") and with the statutory licensing objectives. In particular the opening of an additional gambling premises on a street frontage already well served by such premises will significantly increase the concentration of gambling activities in an area used by large numbers of children and young people.
3. Paragraphs 91 and 92 of the SGLP provide:

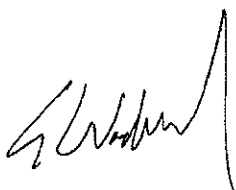
"91. As per the Gambling Commission's Guidance for local authorities, this authority will pay particular attention to the protection of children and vulnerable persons from being harmed or exploited by gambling, as well as issues of crime and disorder.

92. In pursuit of these objectives, when determining applications for premises licences, this authority will have regard to the location of the premises. The authority will give special consideration in relation to the proximity of premises to

 - Local schools, youth clubs, shops, parks, leisure and recreational establishments and any other similar premises directed at, or primarily used by children or families*
 - Places where vulnerable people are housed or treated, including clinics, recovery centres, outpatients clinics and homes*
 - Residential areas where there is a high concentration of children and young people or vulnerable people*
 - Areas where there is a high level of organised crime*
 - Places of worship, community facilities or public buildings*
 - Areas where there is considered to be an over concentration of similar existing licensed operations"*

4. Much of the retail and food/drink offer in the immediate vicinity of these premises is intended to be particularly attractive to children. Under 18s represent a high proportion of the footfall and traders' customer base along this stretch of Rye Lane. Children from many local schools use this stretch of road as a walking route and an access point for public transport to and from school. The grant of a licence for these premises would significantly increase the risk of harm or exploitation of children. That objection cannot be overcome by the use of conditions.
5. This application should also be refused for prematurity. Paragraph 97 of the SGLP states that "applications for premises licences for permanent commercial premises should normally be from businesses with planning consent for the property concerned". The premises currently have a planning use as a public house. They cannot lawfully be used as a betting shop unless and until the Council as local planning authority grants an application for a change of use. As I understand it the Council has registered two applications for planning permission for these premises: 10-AP-0817 (alterations to create shopfront) and 10-AP-0818 (illuminated and projecting signs). There are cogent objections to both applications, since they would fundamentally change the character of the premises with the result of the loss of the only public house on Rye Lane. That would be highly detrimental to the character and amenity of the area.
6. Moreover, that would be the de facto result of the physical alterations proposed, since neither application expressly includes a proposal for change of use. As far as I can tell there is no such application before the Council. I regard that as an attempt by the applicant (who is the same as the applicant for the premises licence) to evade consideration by the Council of the principle of the change of use, bearing in mind that the issues for consideration on the premises licensing application are narrower than the overarching planning issues that could and should be examined on an application for planning permission for change of use.
7. That is not acceptable behaviour on the part of an applicant. In the circumstances this application is tantamount to an abuse of process, and it would be wrong in principle for the Council to consider granting it unless and until a planning application has been explicitly made, and granted, for a change of use.

Yours sincerely



Gordon Nardell

Labour Councillor for The Lane ward

On behalf of myself and Councillor Mark Glover