

22/03/2021

Business - Application for a premises licence to be granted under the Licensing Act 2003

Ref No. 1645732

Name of Applicant

Please enter the name(s) who is applying for a premises licence under section 17 of the Licensing Act 2003 and am making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

	Peter HOLT
--	------------

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
  - Live music: no licence permission is required for:
    - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
    - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
    - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
  - Recorded Music: no licence permission is required for:
    - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
  - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
  - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
    - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
    - o any entertainment taking place on the hospital premises of the health care provider where the

entertainment is provided by or on behalf of the health care provider;

o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and

o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).

4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

5. For example (but not exclusively), where the activity will occur on additional days during the summer months.

6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.

8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.

9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.

10. Please list here steps you will take to promote all four licensing objectives together.

11. The application form must be signed.

12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.

13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.

14. This is the address which we shall use to correspond with you about this application.

15. Entitlement to work/immigration status for individual applicants and applications

from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A current Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A current passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.

- A current Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A current passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A current Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A current Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A current Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, less than 6 months old, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a

European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.

- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
  
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:
  - o evidence of the applicant's own identity – such as a passport,
  
  - o evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
  
  - o evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
    - (i) working e.g. employment contract, wage slips, letter from the employer,
  
    - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
  
    - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
  
    - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:

- (i) any page containing the holder's personal details including nationality;
  
- (ii) any page containing the holder's photograph;
  
- (iii) any page containing the holder's signature;

(iv) any page containing the date of expiry; and

(v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

#### Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

#### Premises Details

##### Application for a premises licence to be granted under the Licensing Act 2003

Non-domestic rateable value of premises in order to see your rateable value [click here](#) (opens in new window)

£	0
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises

#### Premises trading name

	New Hibernia House
--	--------------------

Postal address of premises or, if none, ordnance survey map reference or description

Do you have a Southwark postcode?	Yes
Address Line 1	Winchester walk - New Hibernia House
Address Line 2	
Town	London
Post code	SE1 9AG
Ordnance survey map reference	
Description of the location	Ground Floor
Telephone number	██████████

Applicant Details

Please select whether you are applying for a premises licence as

	An individual or individuals
--	------------------------------

If you are applying as an individual or non-individual please select one of the following:-

	I am carrying on or proposing to carry on a business which involves the use of the  premises for licensable activities
--	---

Details of Individual Applicant

Personal Details

Title	Mr
If other, please specify	
Surname	HOLT
Forenames	Peter
Date of birth	██████████
I am 18 years old or over	Yes
Nationality	British

Current Address

Street number or Building name	██
Street Description	██████████
Town	██████

County	
Post code	██████

Contact Details

Daytime contact telephone number	██████████
Email Address	████████████████████

Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see guidance below)

Please enter	
--------------	--

Guidance notes

Do you wish to add a second individual applicant?

	No
--	----

Operating Schedule

When do you want the premises licence to start?

	01/05/2021
--	------------

If you wish the licence to be valid only for a limited period, when do you want it to end?

--	--

General description of premises ( see guidance note 1 )

	<p>New Hibernia House is a C.1900 warehouse building on Winchester Walk, opposite the courtyard area at the rear of Borough Market. The building was previously used as an office space and is currently undergoing refurbishment.</p> <p>The design of the refurbishment was guided by the framework of the London Plan and it was considered, 'it would enhance both the conservation area and the setting of the cathedral' as a direct result of the works. Furthermore, the design benefits and additional employment within the hospitality would result in the venue being more economically sustainable. With the new office space and a hospitality venue, we hope that the contribution to the local economy is clearly evident.</p> <p>Planning permission has been granted for four offices on the upper floors and A3/A4 on the ground floor and basement. Cycle space for both workers and visitors has been provided.</p> <p>The ground floor is a rectangular room with 4 sets of double doors opening onto the pavement. The basement area will be used for storage, customer toilets and the kitchen.</p>
--	---

	<p>Servicing of the venue would be no different to other venues in the area. Serviced from the one-way Winchester Walk, there are kerb markings to permit deliveries to nearby premises. These deliveries are to be conditioned so as not to take place outside of the hours 0700 to 2000</p> <p>During the planning stage of the redevelopment a legal agreement was set in place for Southwark Council Archaeology to work with The Museum of London. Trial pits have been dug in the basement and an archaeological dig has been ongoing for the past two years.</p> <p>The venue will be open from 8 am seven days a week for breakfasts and a substantial food offering will be available throughout the day and evening in a family friendly environment. However, this is not a traditional restaurant as such; food served will be as a choice accompaniment to an extensive but selective menu of natural wine and craft beer.</p> <p>This application asks that the premises licence runs from 0800 to 2300 Sunday to Thursday and from 0800 to 0000 hours Friday and Saturday. However, from 0800 to 1100 hours the only alcohol that can be sold will be Bloody Mary's to accompany breakfasts. The freedom of the full licence commencing in earnest at 1100 hours. This application is for both on and off sales, off-sales will include provision to persons sat within the small area outside the front of premises as detailed on the floor plan.</p> <p>Peter Holt will be the DPS. Peter is also the owner of three other bars in London, The Howling Hops Tank Bar in Hackney Wick, where he has his own brewery. The Southampton Arms in Camden and The Cock Tavern in Hackney, all three of which concentrate on craft ales. He has extensive experience in the trade</p> <p>Their focus will be on small independent British producers of food, natural organic wines sourced mainly from England and vegan friendly ales and beers from independent brewers from all over the UK. They intend on supporting local market traders and wherever possible will source their produce from within Borough Market. The fresh seasonal menus will be carefully matched to the wine and beer offerings.</p> <p>It is accepted that the venue is situated in a very busy environment from early in the day through to the bustling night-time. This venue may well increase the footfall to the area, an area that has improved as a result of the on-going regeneration. It is without doubt necessary to keep that feel of the area and to continue to improve the experiences of those attending such venues. This application has been considerably researched and constructed to reduce any negative impact to the night-time economy. The borough licensing policy has been fully researched with consideration to the geographical position of the premises, and the necessity for conditions has been fully risk assessed. The risk assessment for conditioning is attached as a separate file to this application.</p> <p>Perfectly positioned to take advantage of local traders and as much as possible promote other independent traders within the borough, the café/bar will offer a positive contribution to the already vibrant area in and around Borough Market.</p> <p>The works to the premises will be complete in August 2021, and the fitting out of the premises complete in late Autumn. It is not anticipated that this venue will be open for business until nearer to Christmas 2021.</p>
--	--

If 5,000 or more people are expected to attend the premises at any one time please use the drop down below to select the number.

	Less than 5000
--	----------------

Note 1

Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.

Operating Schedule part 2

What licensable activities do you intend to carry on from the premises?

	(Please see sections 1 and 14 of the Licensing Act 2003 and schedule 1 and 2 of the Licensing Act 2003)
--	---

Provision of regulated entertainment (Please read guidance note 2)


Provision of late night refreshment

--	--

Supply of alcohol

	j) Supply of alcohol
--	----------------------

In all cases please complete boxes K, L and M.

J - Supply of Alcohol

Will the supply of alcohol be for consumption ( Please read guidance note 8)

	Both
--	------

Standard days and timings for Supply of alcohol ( Please read guidance note 7)

Day	Start	Finish
Mon	08:00	23:00
Tues	08:00	23:00
Wed	08:00	23:00
Thur	08:00	23:00
Fri	08:00	00:00
Sat	08:00	00:00
Sun	08:00	23:00

State any seasonal variations for the supply of alcohol ( Please read guidance 5)

	None
--	------

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, ( Please read guidance note 6 )

	Between the hours of 0800 to 1100 each day, the only alcoholic drink that will be supplied is that of a Bloody Mary to accompany a breakfast.
--	---

Please download and then upload the consent form completed by the designated proposed premises supervisor

	[REDACTED]
--	------------

- 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
- 6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
- 7. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
- 8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.

Premises Supervisor

State the name and details of the individual whom you wish to specify on the licence as the designated premises supervisor (Please see declaration about the entitlement to work in the check list at the end of the form)

Full name of proposed designated premises supervisor

First names	Peter
Surname	HOLT

DOB

Date Of Birth	[REDACTED]
---------------	------------

Address of proposed designated premises supervisor

Street number or Building name	[REDACTED]
Street Description	[REDACTED]
Town	[REDACTED]

County	
Post code	██████

Personal licence number of proposed designated premises supervisor, if any,

Personal licence number ( if known )	██████████
Issuing authority ( if known )	Hackney

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children ( Please read guidance note 9)

	None
--	------

9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.

L - Hours premises are open to public

5. For example (but not exclusively), where the activity will occur on additional days during the summer months.

6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

7. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Hours premises are open to the public ( standard timings Please read guidance note 7 )

Day	Start	Finish
Mon	08:00	23:30
Tues	08:00	23:30
Wed	08:00	23:30
Thur	08:00	23:30
Fri	08:00	00:30
Sat	08:00	00:30
Sun	08:00	23:30

State any seasonal variations ( Please read guidance note 5 )

--	--

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, ( Please read guidance note 6 )

--	--

M - Steps to promote four licencing objectives

a) General - all four licensing objectives (b,c,d,e) ( Please read guidance note 10 )

	<p>1. An incident log shall be kept at the premises, and made available on request to an authorised officer of Southwark Borough Council and the Metropolitan Police, which will record the following:</p> <ul style="list-style-type: none"> <li>(a) all crimes reported to the venue</li> <li>(b) all ejections of patrons</li> <li>(c) any complaints received concerning crime and disorder</li> <li>(d) any incidents of disorder</li> <li>(e) all seizures of drugs or offensive weapons</li> <li>(f) any faults in the CCTV system or searching equipment or scanning equipment</li> <li>(g) any refusal of the sale of alcohol</li> <li>(h) any visit by a relevant authority or emergency service.</li> </ul> <p>2. The premises licence holder or nominated representative shall keep and maintain all right to work documents for all staff members. Right to work documents shall be kept at the premises or accessible digitally and produced to authorised officers of Southwark Borough Council and the Metropolitan Police upon request. Right to work documents must be retained at the premises accessible digitally for a minimum of 12 months after employment has ceased.</p> <p>3. A recognised member of the premises management must attend all police/council licensing forums/meetings when invited</p> <p>4. There shall be a personal licence holder on duty on the premises at all times when the premises are authorised to sell alcohol.</p> <p>5. A standard operating procedure (SOP) document will be in force at the venue at all times. This will detail but not be limited to emergency procedures, evacuation of the premises, fire safety measures, waste disposal and various other internal protocols to ensure safe management of the premises, patrons and staff.</p>
--	--

b) the prevention of crime and disorder

	<p>6. CCTV shall be installed, operated and maintained at all times that the premises is open for licensable activities, so as to comply with the following criteria;</p> <ul style="list-style-type: none"> <li>• The licensee will ensure that the system is checked every two weeks to ensure that the system is working properly and that the date and time are correct. A record of these checks, showing the date and time of the person checking, shall be kept and made available to police or authorised council officers on request</li> <li>• The police must be informed if the system will not be operating for longer than one day of business for any reason</li> <li>• One camera will show a close-up of the entrance to the premises, to capture a clear, full length image of anyone entering</li> <li>• The system will provide coverage of any exterior part of the premises accessible to the public</li> <li>• The system shall record in real time and recordings will be date and time stamped</li> <li>• Recordings will be kept for a minimum of 31 days and downloaded footage will be provided free of charge to police or authorised council officers on request, (subject to the Data Protection Act 1998) within 24 hours of any request, and</li> <li>• At all times the premises are open for licensable activity, there will be a person on the premises who can operate the system sufficiently to allow police or authorised council officers to view footage on</li> </ul>
--	--

	<p>request</p> <p>7. Signage stating that CCTV is in operation at the premises will be clearly displayed at the premises</p> <p>8. The use of CCTV at the premises will be registered with the Information Commissioner Office (ICO)</p> <p>9. A minimum of 1 SIA licensed door supervisors shall be on duty at the premises each Friday and Saturday evening from 2100 hours until closing.</p> <p>10. In the event that a serious assault is committed on the premises (or appears to have been committed) the management will immediately ensure that;</p> <p>(a) The police (and, where appropriate, the London Ambulance Service) are called without delay;</p> <p>(b) All measures that are reasonably practicable are taken to apprehend any suspects pending the arrival of the police;</p> <p>(c) The crime scene is preserved so as to enable a full forensic investigation to be carried out by the police; and</p> <p>(d) Such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises.</p> <p>11. At all times the premises will operate a zero tolerance to drug misuse. In agreement with the local police, a drugs policy will be in place and the existence of which shall be advertised in prominent positions at the venue. The full details of which shall be included within the SOP document</p> <p>12. Chelsea clips will be provided under all tables for safe storage of belongings</p> <p>13. On being made aware by the police that a particular crime trend is prevalent in the area, the licensee will ensure that appropriate crime prevention notices will be displayed at the venue and staff will be briefed.</p> <p>14. As soon as possible, and in any event within 1 month from the grant of this licence, the premises shall join the local Pubwatch or other local crime reduction scheme approved by the police, and local radio scheme if available.</p>
--	---

c) public safety

	<p>15. A first aid box will be available at the premises at all times</p> <p>16. A fire safety risk assessment will be completed as per government guidelines on an annual basis (Regulatory Reform (Fire Safety) Order 2005) And produced to authorised officers of Southwark Borough Council, the Metropolitan Police and the London Fire Service upon request.</p> <p>17. The number of persons permitted in the premises at any one time (not including staff) shall not exceed 120 persons.</p> <p>18. The licence holder shall enter into an agreement with a hackney carriage and/or private carriage firm to provide transport for customers, with contact numbers made readily available to customers who will be encouraged to use such services and on request advise a safe point for collection.</p> <p>19. Tables and bars will be cleared frequently to dispose of open containers, drinking vessels, plates and cutlery as quickly as possible</p> <p>20. All exit routes and means of escape from the premises shall be kept unobstructed, have non-slippery and even surfaces, shall be free of trip hazards and shall be clearly signed. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.</p>
--	---

	<p>21. All fire doors shall be available at all material times without the use of a key, code, card or similar means. Emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.</p> <p>22. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained condition and full working order.</p>
--	---

d) the prevention of public nuisance

	<p>23. The premises licence holder shall ensure that any patrons drinking and/or smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway</p> <p>24. A dispersal policy will be in existence which shall, so far as is possible, ensure that minimum disturbance or nuisance is caused to our neighbours and to ensure that the operation of the premises makes the minimum impact upon the neighbourhood in relation to potential nuisance and anti-social behaviour.</p> <p>25. All windows and external doors shall be kept closed after 22:00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.</p> <p>26. External tables and chairs to be removed/rendered unusable at 2200 hours, and customers will be asked to move inside the premises</p> <p>27. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.</p> <p>28. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.</p> <p>29. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.</p> <p>30. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between (23.00) hours and (08.00) hours on the following day.</p> <p>31. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.</p> <p>32. No collections of waste or recycling materials (including bottles) from the premises shall take place between (20.00) and (07.00) on the following day.</p> <p>33. No deliveries to the premises shall take place between 20.00 and 07.00 on the following day.</p>
--	---

e) the protection of children from harm

	<p>34. The premises shall at all times operate a Challenge 25 policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be</p>
--	--

	<p>under the age of 25 years without having first provided identification. Only a valid British driver's licence showing a photograph of the person, a valid passport or proof of age card showing the 'Pass' hologram are to be accepted as identification. Military ID Cards can also be accepted. Notices and/or posters advertising the Challenge 25 policy shall be placed in prominent positions at the premises.</p> <p>35. All staff members engaged, or to be engaged, in selling alcohol on the premises shall receive full training pertinent to the Licensing Act, specifically in regard to age-restricted sales, and the refusal of sales to persons believed to be under the influence of alcohol or drugs.</p> <p>36. All such training is to be fully documented and signed by not only the employee but the person delivering the training. Training records shall be kept at the premises and made available upon request to either authorised officers from Southwark Borough Council or the Metropolitan Police. Staff employed to sell alcohol shall undergo training upon induction. This shall include, but not be limited to;</p> <ul style="list-style-type: none"> <li>• The premises age verification policy</li> <li>• Dealing with refusal of sales</li> <li>• Proxy purchasing</li> <li>• Identifying attempts by intoxicated persons to purchase alcohol</li> <li>• Identifying signs of intoxication</li> </ul> <p>37. Such training sessions are to be documented and refreshed every twelve months. All training sessions are to be documented in English. Records of training shall be kept for a minimum of one year and be made available to an authorised officer of Southwark Borough Council and the Metropolitan Police upon request.</p> <p>38. No persons under the age of 18 will be permitted to enter the premises unless accompanied by an adult</p>
--	--

Guidance note 10

Please list here steps you will take to promote all four licensing objectives together.

Please upload a plan of the premises

--	--

Please upload any additional information i.e. risk assessments

--	--

Checklist

	<p>I have enclosed the plan of the premises.          I understand that if I do not comply with the above requirements my application will be rejected.          I understand that I must now advertise my application (In the local paper within 14 days of applying</p>
--	---

Home Office Declaration

Please tick to indicate agreement

	I am not a company or limited liability partnership
--	---

Proof of Entitlement to work in the UK

Please upload your proof of entitlement to work in the UK or share code issued by the Home Office online right to work checking service. (Please see guidance below)

	[REDACTED]
--	------------

Guidance notes

Declaration

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership]

I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK.

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work.

I/We hereby declare the information provided is true and accurate.

I agree to the above statement

	Yes
PaymentDescription	, ,
PaymentAmountInMinorUnits	[REDACTED]
AuthCode	[REDACTED]
LicenceReference	[REDACTED]
PaymentContactEmail	[REDACTED]

Please provide name of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 12). If completing on behalf of the applicant, please state in what capacity.

Full name	Peter Conisbee
Date (DD/MM/YYYY)	22/03/2021
Capacity	Consultant for Applicant

Where the premises licence is jointly held, enter the 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (guidance note 13). If completing on behalf of the applicant state in what capacity

Full name	
Date	

(DD/MM/YYYY)	
Capacity	

Contact name (where not previously given) an address for correspondence associated with this application (please read guidance note 14)

Contact name and address for correspondence	Peter Conisbee Unit 16829 PO Box 6945 London W1A 6US
Telephone No.	
If you prefer us to correspond with you by e-mail, your email address (optional)	info@pccicensing.co.uk

**GUIDANCE NOTES**

12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.

13. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.

14. This is the address which we shall use to correspond with you about this application.

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

The information you provide will be used fairly and lawfully and Southwark Council will not knowingly do anything which may lead to a breach of the Data Protection Act 1998.

## **New Hibernia House**

### **Winchester Walk, London, SE1 9AG**

#### **Dispersal Policy**

The purpose of this dispersal policy is to ensure, so far as is possible, that minimum disturbance or nuisance is caused to our neighbours and to ensure that the operation of the premises makes the minimum impact upon the neighbourhood in relation to potential nuisance and anti-social behaviour.

Staff at the premises will take proactive measures at the end of each evening to ensure the controlled and safe dispersal of our patrons.

- At the end of each evening staff will assist with the orderly dispersal of patrons
- Staff will advise patrons to leave the premises and the area, quickly and quietly
- Notices shall be prominently displayed at the exit requesting patrons to respect the needs of local residents and businesses and leave the area quietly
- At the end of licensable activity, staff will proactively clear tables and the bar area of any drinking vessels, plates and cutlery calmly reminding patrons of the imminent closure of the premises
- Staff will ensure that no patrons leave the premises with bottles or any forms of drinking receptacle from within the venue
- Patrons will be actively discouraged from gathering outside the venue at the end of the evening.

# New Hibernia House

## Operating Schedule Risk Assessment

### Crime and Disorder

ID Scanner/personal searches/search wands - Not considered necessary as the venue is not designed or is it desired that there be a situation where such a promoted event takes place that there would be any need for this.

Use bona fide suppliers - This will be detailed in the SOP that all produce/alcohol especially shall be purchased from outlets registered with HMRC's Alcohol Wholesale Registration Scheme. Invoices for all purchases of alcohol products shall be retained on the premises for three months.

Staff will immediately notify trading standards any instance of any person attempting to sell any form of counterfeit goods on the premises.

Tables and bars will be regularly cleared of drinking vessels, plates and cutlery, and tasking staff to actively monitor customers present upon the premises so as to ensure that no customer continues to be supplied with alcohol to a point where they become drunk – Conditions 19/23 will cover this tied in with the SOP. Whilst staff engage in his they will be briefed to monitor the customers and bring any issues to the notice of management. Management will be trained in conflict resolution. It is considered that with this approach, there will be early indication of any potential issues and with close monitoring/intervention that they can be prevented from escalating. The implementation of this will hopefully reduce any stress on outside services.

Increasing the amount of seating provided for customers to reduce more intensive drinking – It is anticipated that 95% of customers will ordinarily be seated, at busier times this may reduce but not by a significant amount.

Start the sale of alcohol later in the day and do not align it purely with opening hours - Only alcohol permitted from opening till 11am is vodka for creating Bloody Mary's. Full alcohol menu not available till after 11am.

To provide a full range of soft drinks as alternative to alcohol – There will always be an extensive menu of non-alcoholic drinks for customers to choose from.

Align pricing with alcohol by volume (ABV) and ensure that non-alcoholic drinks are kept much cheaper – This will always be the case.

Make food available in late venues – Substantial food will be available from opening until 2200 hours.

## Public Safety

To ensure all (internal and external) parts of the premises are adequately lit and may be monitored by staff – **There will be ample lighting in the premises and subtle/soft lighting to the front exterior.**

Provide full, clear and up to date information on web sites and other promotional literature on local public transport availability to enable customers to plan their journeys to and from the premises in advance – **The venue will have a dedicated web site and such information will be available.**

The provision of adequate parking arrangements for customers, preventing illegal parking and obstruction of emergency and other vehicles – **Not considered relevant for this particular area other than for delivery drivers, of which there is already provision in the area.**

The prevention of queues of traffic forming outside the premises; - **The make -up of this prospective premises is not one that the applicants would ever consider have a queue forming to enter.**

The provision of alarms to fire doors or other private external doors – **As can be seen by the floor plans, there are large doors across the entire front of the premises, these will not be locked and will form ample provision to enable escape in any emergency.**

A cap to the number of persons permitted on the premises. **The number of persons permitted in the premises at any one time (not including staff) shall not exceed 120 persons. Total public area on ground floor = 84 m2 including approx. 10m2 standing space in front of bar.**

## Prevention of Public Nuisance

Bottle ban – **For the purpose of on-sales, no bottles will be given to customers other than those drinking wine.**

Last admissions policy. **There is no necessity for this as the venue is not a late-night venue.**

Preventing odour or pests from refuse storage and waste disposal and the accumulation of litter and smokers waste in the vicinity of the premises – **Refuse will be stored as per the standard operating procedure as outlined by local guidelines. Refuse will also be placed out at the appropriate time of collection.**

Preventing disturbance caused by patrons upon arrival; when queuing or being admitted to the premises; while congregating outside the premises; or upon departure. This particularly (though not exclusively) between 23.00 and 08.00 hours - **Not considered necessary due to hours of proposed operation.**

Relaying of music into any external area – **There will be no music relayed outside the venue.**

The reduction of music levels within the premises 30 minutes before closing – This is not necessary to condition as will end at the same time as licensable activity, which is 30 minutes before closure anyway. This ‘calms’ customers before leaving a venue.

Restricting the use of artificial lighting outside of the premises so as to reduce the potential for light nuisance – As mentioned, exterior lighting will be subtle, there will be no bright lighting or spotlights used.

### Noise

Keeping doors and windows closed where performances of regulated entertainment take place – The proposed use of the venue does not lend itself to anything other than that of background music being played. It is not considered that this would cause any disturbance.

Provision of acoustic seals and self-closers on doors – The main door to the venue will be fitted with a self-closer.

The installation and / or maintenance of double glazing / sound resistant glass - All of the glass will be double glazed.

The provision of additional air conditioning / air cooling to enable doors and windows to remain closed during any entertainment – The mechanical ventilation system will be sufficient to manage this.

Preventing nuisance from the positioning and operation of plant and machinery such as kitchen extraction systems, ventilation plant, condensers etc – Due to the positioning of such plant it is not considered that it will cause any disturbance to any neighbouring buildings. Please see below.

Management and recording of periodic perimeter check – These are written into the standard operating procedures under conflict management.

The following is an extract from the planning permission.

The kitchen extract system shall be designed and operated in accordance with DEFRA's 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (2005) -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69280/pb10527-kitchen-exhaust-0105.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf).

Prior to the commencement of use, full particulars and details of a scheme for the ventilation of the kitchen (as per Annex B of aforementioned document) shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

### Reason

In order to ensure that that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance

and will not detract from the appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises. The method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

The provision of sound insulation to party walls, floor and ceiling - A condition on the planning agreement states, 'A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90 5 min at 1m from the façade of nearby residential premises at all third octave bands between 31.5Hz and 8kHz. The scheme of sound insulation shall be constructed and installed in accordance with the approval given and shall be permanently maintained thereafter.

#### Protection of Children from Harm

Restricting the hours when children are present – No one under the age of 18 will be permitted on the premises unless accompanied by an adult. It is a family friendly venue which will serve food until late into the evening. Such a restriction is not considered necessary.

Restrict sales of alcopops where they could attract under-age purchasers – Alcopops will not be sold

#### Additional

The following British standards been considered and accounted for in the build.

- BS 5588 Part 6 (regarding places of assembly)
- BS 5588 Part 9 (regarding ventilation and air conditioning systems)
- BS5588 Part 9 (regarding means of escape for disabled people)
- BS 5839 (fire detection, fire alarm systems and buildings)
- BS 5266 (emergency lighting systems)

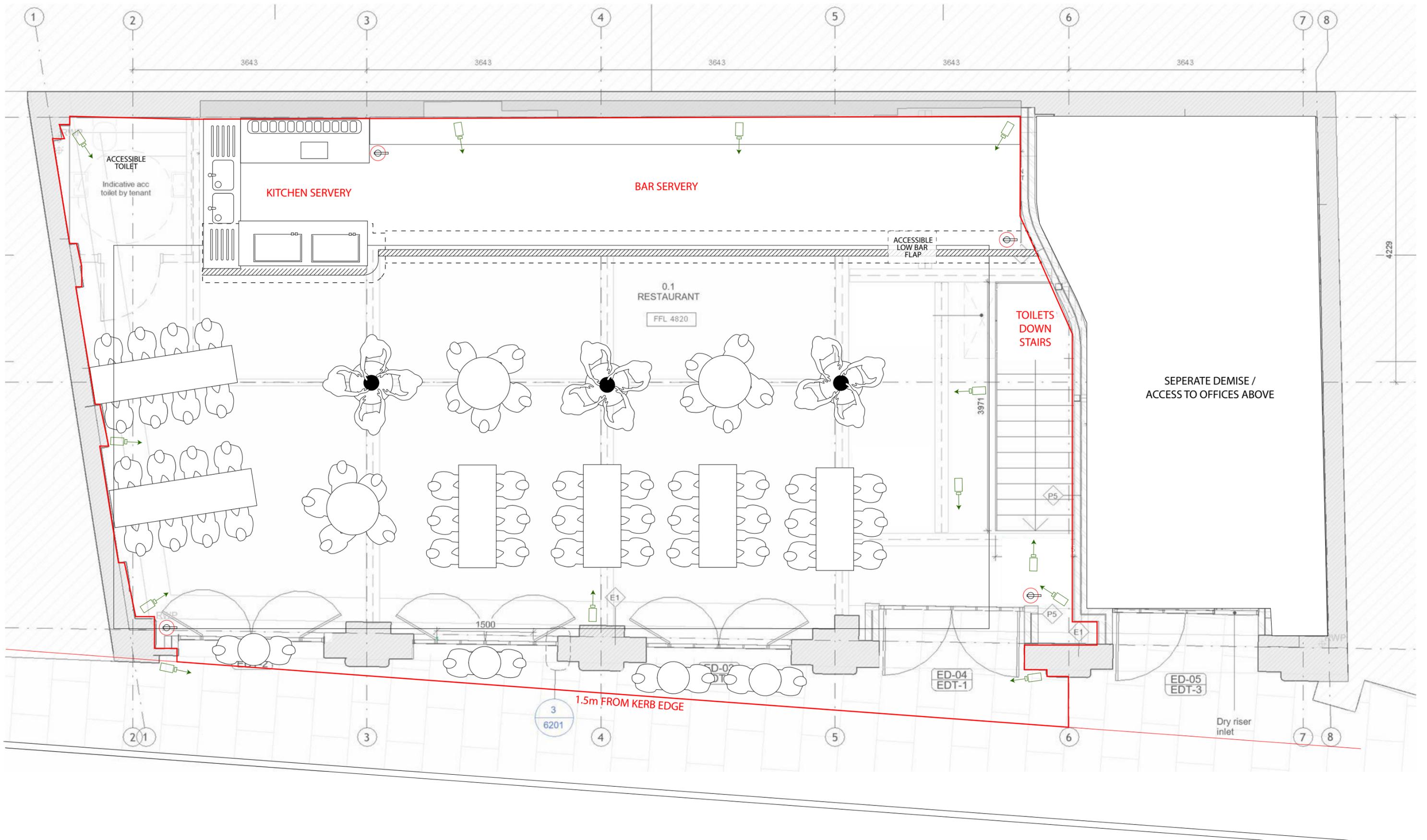
— RED LINE = LICENSABLE AREA

→ HD CCTV CAMERS AT HIGH LEVEL

⊕ FIRE EXTINGUISHERS

GROUND FLOOR - NEW HIBERNIA HOUSE, WINCHESTER WALK, LONDON, SE1 9AG

SCALE 1:50



HD CCTV CAMERA  
FIRE EXTINGUISHERS

BASEMENT FLOOR - NEW HIBERNIA HOUSE, WINCHESTER WALK, LONDON, SE1 9AG  
SCALE 1:50

