

Committee :	Date	Classification	Report No.	Agenda Item No.
<b>Licensing Sub Committee</b>		<b>Unclassified</b>		

Report of : <b>David Tolley</b> <b>Head of Environmental Health &amp; Trading Standards</b>  Originating Officer: <b>Corinne Holland</b> <b>Licensing Officer</b>	Title: <b>Licensing Act 2003 Application for a new Premises Licence for Unit 2 Lanark Square, London, E14 9RE</b>  Ward affected: <b>Blackwall and Cubitt Town</b>
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## 1.0 Summary

Applicant: **Georgiou Inc Limited**  
Name and Address of Premises: **Unit 2  
Lanark Square,  
London  
E14 9RE**

Licence sought: **Licensing Act 2003  
The Sale of Alcohol**

Objectors: **Local Residents**

## 2.0 Recommendations

2.1 That the Licensing Committee considers the application and objections then adjudicate accordingly.

**LOCAL GOVERNMENT 2000 (Section 97)**  
**LIST OF "BACKGROUND PAPERS" USED IN THE DRAFTING OF THIS REPORT**

Brief description of "background paper"

Tick if copy supplied for register

If not supplied, name and telephone number of holder

File Only

Corinne Holland  
020 7364 3986

### 3.0 **Background**

- 3.1 This is an application for a new premises licence for **Unit 2, Lanark Square, London, E14 9RE.**
- 3.2 The applicant has described the premises as follows:
- 3.3 *“A wine bar / café restaurant”*
- 3.4 A copy of the application is enclosed as **Appendix 1.**
- 3.5 The applicant has applied for the sale of alcohol, provision of regulated entertainment (in the form of recorded music) and late night refreshment for the following hours:

#### **Sale of alcohol – (on sales only) and Provision of Regulated Entertainment (Recorded Music)**

- Monday – Wednesday 06:00 - 23:30 hours
- Thursday – Saturday 06:00 – 00:00 hours (midnight)
- Sunday 06:00 – 22:30 hours

#### **Late Night Refreshment:**

- Monday – Wednesday 23:00 - 23:30 hours
- Thursday – Saturday 23:00 – 00:00 hours (midnight)

#### **Hours premises are open to the public:**

- Monday – Wednesday 06:00 - 23:30 hours
- Thursday – Saturday 06:00 – 00:00 hours (midnight)
- Sunday 06:00 – 22:30 hours

#### **An additional hour is requested for licensable activities and opening hours on:**

- Thursday, Friday, Saturday & Sunday of the Easter Weekend,
- Friday, Saturday & Sunday of both May & August Bank Holiday weekends,
- Christmas Eve, Boxing Day.
- Burns night, Valentines Day, St George’s Day, St Andrews Day, St David’s Day, St Patricks Day and Halloween, provided that the day is not followed by a normal working day.

### 4.0 **Location and Nature of the premises**

- 4.1 Photographs of the venue and immediate vicinity will be provided at the hearing.
- 4.2 The site plan of the venue is included as **Appendix 2.**
- 4.3 Maps showing the vicinity are included as **Appendix 3.**

4.4 Details of other licensed venues in the immediate vicinity are included as **Appendix 4.**

#### 5.0 **Licensing Policy and Government Advice**

5.1 The Council has adopted a licensing policy and this is available from the Licensing Section, and at the hearing. The revised policy came into effect on 1<sup>st</sup> November 2013.

5.2 Relevant Sections of the policy are brought to the attention of Members within the Licensing Officers report.

5.3 The Home Secretary has issued Guidance under Section 182 of the Licensing Act 2003. This is available on the Government's website, [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk). It was last revised in April 2017.

5.4 Relevant Sections of this advice are brought to Members attention within the Licensing Officers report. Members should note however, that in some areas Tower Hamlets, after a proper consideration of local circumstances, has not followed the Government's advice, or has developed it further.

#### 6.0 **Representations**

6.1 This hearing is required by the Licensing Act 2003, because relevant representations have been made by a local resident.

- Lukas Kubasek (**Appendix 5**)
- Anjali Kaushik (**Appendix 6**)
- Devindra Thankur (**Appendix 7**)
- Ashwani Kaushik (Glengall Bridge Management) (**Appendix 8**)
- Helen Yeung (**Appendix 9**)
- Luis Rodriguez (**Appendix 10**)

6.2 There has also been one representation in support of the application.

- Mr Ross Knapp (**Appendix 11**)

6.3 All of the responsible authorities have been consulted about this application. They are as follows:

- The Licensing Authority
- The Metropolitan Police
- The LFEPA (the London Fire and Emergency Planning Authority).
- Planning
- Health and Safety
- Noise
- Trading Standards
- Child Protection
- Public Health

- 6.4 In addition the application was required to be advertised in a local newspaper and by a blue poster. Only objections that relate to the following licensing objectives are relevant:
- the prevention of crime and disorder
  - public safety
  - the prevention of public nuisance
  - the protection of children from harm
- 6.5 All representations have to meet basic legal and administrative requirements. If they fail to do so they cannot be accepted. When rejected the person sending in the representation must be written to, and an explanation for rejection given in writing
- 6.6 A responsible authority or other person can make a representation. There are two tests for other persons and only one for a responsible authority. The two tests are contained in Section 18 of the Act.
- 6.7 All representations must be “about the likely effect of the grant of the premises licence on the promotion of the licensing objectives.” Likely means something that will probably happen, i.e. on balance more likely than not.
- 6.8 Representations by responsible authorities do not have to meet the second test of not being vexatious and frivolous. Other persons have to meet this test.
- 6.9 The Home Office recommends that in borderline cases, the benefit of the doubt should be given to the interested party making the representation.
- 6.10 Section 182 Advice by the Home Office concerning relevant, vexatious and frivolous representations is attached as **Appendix 12**.
- 6.11 All the representations in this report have been considered by the relevant officer (Team Leader Licensing & Safety) and determined to have met the requirements of the Licensing Act 2003.
- 6.12 The objections cover allegations of:
- Anti-social behaviour from patrons leaving the premises
  - Close proximity to residential properties
  - Magnet for anti-social behaviour
  - Noise whilst the premises is in use
- 6.13 There are strict time limits to any representations. The time limits are contained in The Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005.
- 6.14 The applicant has offered measures in the operating schedule of the application that address the promotion of the Licensing Objectives. If there were no representations, the Licensing Authority would grant the licence, with conditions consistent with the operating schedule, which are relevant,

proportionate and enforceable. Members are asked to consider the schedule and incorporate any conditions as necessary to address the licensing objectives.

#### 7.0 **Conditions consistent with Operating Schedule**

- Prominent, clear and legible notices are displayed at all exits requesting the public to respect the needs of focal residents and to leave the premises and the area quietly;
- The premises licence holder shall ensure that reasonable and adequate staff training shall be carried out and properly documented in relation to: dealing with incidents and prevention of crime and disorder; sale of alcohol to underage persons; persons over 18 purchasing for underage; drunks etc) prior to being allowed to sell alcohol.
- The premises licence holder shall ensure that refresher training shall be completed every 12 months for all relevant staff.
- The premises licence holder shall ensure that records for all training and refresher training shall be retained for no less than 12 months and made available to police and local authority officers upon reasonable request.
- The premises licence holder shall ensure that the premises shall install and maintain a CCTV system. CCTV will be provided in the form of a recordable system, capable of providing pictures of evidential quality in all lighting conditions particularly facial recognition. Cameras shall encompass all ingress and egress to the premises and all areas where the sale/supply of alcohol occurs.
- The premises licence holder shall ensure that in the event of a failure of the CCTV, it is repaired as quickly as possible.
- The premises licence holder shall ensure that the CCTV system shall continually record whilst the premises is open to members of the public.
- The premises licence holder shall ensure that all CCTV recordings shall be stored for a minimum period of 31 days. Recordings shall be made available upon reasonable request to police or local authority officers within 48 hours, subject to Data Protection legislation.
- The premises licence holder shall operate a 'Challenge 25' scheme at the premises whereby anyone who appears to be under the age of 25 shall be asked to provide proof of age that he or she is over 18. Proof of age shall only comprise of a passport, a photo-card driving licence or an industry approved proof of age identity card.
- The premises licence holder shall ensure that notices shall be prominently displayed in the premises to advise patrons and staff that a Challenge 25, or similar scheme operates in the premises.
- The premises licence holder shall ensure that any refusals of sale of age-related products are recorded in a refusals log.

The log should show:

- (i) the date and time of the refusal;
- (ii) the product(s) attempted to be purchased;
- (iii) a description of the customer; and
- (iv) the signature of the staff member who made the refusal.

- The Premises Licence Holder shall ensure that an incident log shall be kept at the premises, and made available immediately upon request by an authorised officer of the Council or the Police, which will record the following:
  1. All crimes reported to the venue
  2. All ejections of patrons
  3. Any complaints from received from neighbours
  4. Any incidents of disorder
  5. All seizures of drugs or offensive weapons
  6. Any faults in the CCTV
  7. Any visit by a relevant authority or emergency service

The information should include. Where disclosed, the complainants name, location, date, time and subsequent remedial action taken.

- The Premises Licence Holder shall ensure that noise or vibration shall not emanate from the premises which could cause a nuisance to nearby properties. Except for ingress and egress through the entrance, doors and windows shall be kept closed (but not locked) whilst regulated entertainment is taking place.

## **8.0 Conditions Agreed/Requested by Responsible Authority**

None

## **9.0 Licensing Officer Comments**

9.1 The following is intended to advise Members of the relevant aspects of the Boroughs Licensing Policy, guidance from the Secretary of State, legislation and good practice. Members may depart from the Council's Licensing Policy and/or Government advice, provide they consider it appropriate to do so, and have clear reasons for their decision.

## **9.2 Guidance issued under section 182 of the Licensing Act 2003**

- ❖ As stated in the guidance it is "provided to licensing authorities in relation to the carrying out of their functions under the 2003 Act." It is a key medium for promoting best practice, ensuring consistent application and promoting fairness equal treatment and

proportionality (1.7).

- ❖ Also “as long as licensing authorities have properly understood this Guidance, they may depart from it if they have good reason to do so and can provide full reasons. Departure from this Guidance could give rise to an appeal or judicial review, and the reasons given will then be a key consideration for the courts when considering the lawfulness and merits of any decision taken.” Therefore licensing authorities will need to give full reasons for their actions (1.9).
- ❖ Also Members should note “A Licensing Authority may depart from its own policy if the individual circumstances of any case merit such a decision in the interests of the promotion of the licensing objectives.” (1.12)
- ❖ Also, “The licensing authority may not impose any conditions unless its discretion has been exercised following receipt of relevant representations and it is satisfied as a result of a hearing (unless all parties agree a hearing is not necessary) that it is appropriate to impose conditions to promote one or more of the four licensing objectives.” Therefore, conditions may not be imposed for the purpose other than promoting the licensing objectives and in some cases no additional conditions will be appropriate. (10.8)
- ❖ Necessary conditions should emerge from a risk assessment by the applicant, which should then be reflected in the operating schedule (10.4).
- ❖ The Guidance states: “Where there are objections to an application to extend the hours during which licensable activities are to be carried on and the licensing authority determines that this would undermine the licensing objectives, it may reject the application or grant it with appropriate conditions and/or different hours from those requested.” (10.14)
- ❖ Mandatory conditions must be imposed (10.27) and censorship avoided (10.17).
- ❖ The Guidance states: “It is still permitted to sell alcohol using promotions (as long as they are compatible with any other licensing condition that may be in force), and the relevant person should ensure that the price of the alcohol is not less than the permitted price. Detailed guidance on the use of promotions is given in the guidance document available on the Gov.uk website.” (10.60) Also, “Licensing authorities should not attach standardised blanket conditions promoting fixed prices for alcoholic drinks to premises licences or club licences or club premises certificates in an area.” (10.21)

- 9.3 The Licensing Act 2003 permits children of any age to be on the premises which primarily sell alcohol providing they are accompanied by an adult. It is not necessary to make this a condition.
- 9.4 In all cases the Members should make their decision on the civil burden of proof, that is “the balance of probability.”
- 9.5 In all cases Members should consider whether or not primary legislation is the appropriate method of regulation and should only consider licence conditions when the circumstances in their view are not already adequately covered elsewhere.
- 9.6 The Government has advised that conditions must be tailored to the individual type, location and characteristics of the premises and events concerned. Conditions cannot seek to manage the behaviour of customers once they are beyond the direct management of the licence holder and their staff and standardised conditions should be avoided where they cannot be shown to be appropriate. (1.16/1.17)
- 9.7 The Council’s Licensing Policy generally expects applicants to address the licensing objectives and discuss how to do this with the relevant responsible authorities.
- 9.8 In **Appendices 13- 19** Members are given general advice, and also have explanations of the Council’s Licensing Policy, Government advice and other legislation relating to the matters previously identified.

#### 10.0 **Legal Comments**

- 10.1 The Council’s legal officer will give advice at the hearing.

#### 11.0 **Finance Comments**

- 11.1 There are no financial implications in this report.



## 12.0 Appendices

<b>Appendix 1</b>	A copy of the application
<b>Appendix 2</b>	Site Plan
<b>Appendix 3</b>	Maps of the surrounding area
<b>Appendix 4</b>	Other licensed venues in the area
<b>Appendix 5</b>	Representations of Lukas Kubasek
<b>Appendix 6</b>	Representation of Anjali Kaushik
<b>Appendix 7</b>	Representation of Devindra Thankur
<b>Appendix 8</b>	Representation of Ashwani Kaushik (Glengall Bridge management)
<b>Appendix 9</b>	Representation of Helen Yeung
<b>Appendix 10</b>	Representation of Luis Rodriguez
<b>Appendix 11</b>	Representations from Ross Knapp (supporting representation)
<b>Appendix 12</b>	Licensing Officer comments on noise while the premise is in use
<b>Appendix 13</b>	Licensing Officer comments on access/egress Problems
<b>Appendix 14</b>	Premises acting as a magnet for anti-social behaviour
<b>Appendix 15</b>	Anti-social behaviour from people leaving the premises
<b>Appendix 16</b>	Licensing Officer comments on Public Nuisance
<b>Appendix 17</b>	Section 182 advice on public nuisance
<b>Appendix 18</b>	Licensing Policy relating to hours of trading
<b>Appendix 19</b>	Planning

