LICENSING SUB-COMMITTEE

ADDITIONAL PAPERS – KINGSDALE RESIDENTIAL AND BLACK LAB COFFEE HOUSE

Date: Thursday 10 September 2020
Time: 7.00 pm
Venue: Microsoft Teams - please click here

Copies of agendas, reports, minutes and other attachments for the Council’s meetings are available on the Lambeth website. www.lambeth.gov.uk/moderngov

Members of the Committee

Councillor Fred Cowell, Councillor Martin Tiedemann, Councillor Linda Bray, Councillor Emma Nye, Councillor Irfan Mohammed, Councillor Rezina Chowdhury, Councillor Ibrahim Dogus, Councillor Joshua Lindsey, Councillor Pauline George and Councillor Becca Thackray

Substitute Members

Councillor John Kazantzis, Councillor Jennie Mosley, Councillor Matthew Bennett, Councillor Andy Wilson, Councillor Danial Adilypour, Councillor Donatus Anyanwu, Councillor Claire Holland, Councillor Jon Davies, Councillor Liz Atkins, Councillor Marcia Cameron and Councillor Timothy Windle

Members Required for this meeting will be: Councillor Fred Cowell, Councillor Martin Tiedemann, Councillor Linda Bray

Further Information

If you require any further information or have any queries please contact: Nazyer Choudhury, Telephone: 020 7926 0028; Email: nchoudhury@lambeth.gov.uk

Members of the public are welcome to attend this meeting.

Queries on reports

Please contact report authors prior to the meeting if you have questions on the reports or wish to inspect the background documents used. The contact details of the report author are shown on the front page of each report.

@BLLdemocracy on Twitter http://twitter.com/LBLdemocracy or use #Lambeth

Lambeth Council – Democracy Live on Facebook http://www.facebook.com/
AGENDA

PLEASE NOTE THAT THE ORDER OF THE AGENDA MAY BE CHANGED AT THE MEETING.

<table>
<thead>
<tr>
<th>Page Nos.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - 62</td>
<td>Kingsdale Residential, 93 - 109 Knollys Road, London, SW16 2JP (Knights Hill)</td>
</tr>
<tr>
<td>63 - 66</td>
<td>The Black Lab Coffee House, 18 Clapham Common, South Side, London, SW4 7AB (Clapham Common)</td>
</tr>
</tbody>
</table>
How to access the meeting

This meeting will be held in accordance with Section 78 of the Coronavirus Act 2020 and the related Regulations which details that members of the public and press be provided access to the meeting through remote means, such as video conferencing and live streaming as provided by the link on the above page.

For Members of the Public

This is a Microsoft Teams Live Event meeting. If you are new to Microsoft Teams, clicking the link on the above page will take you to the meeting page where you will be prompted to download the app or watch on the web instead. Please follow the instructions to watch on the web instead. On doing so, you can join our live event anonymously.

For applicants to this meeting and interested parties

Please refer to the guidance you have already received.

Digital engagement

We encourage people to use Social Media and we normally tweet from most Council meetings. To get involved you can tweet us @LBLDemocracy.

Audio/Visual Recording of meetings

Everyone is welcome to record meetings of the Council and its Committees using whatever, non-disruptive, methods you think are suitable. If you have any questions about this please contact Democratic Services (members of the press please contact the Press Office). Please note that the Chair of the meeting has the discretion to halt any recording for a number of reasons including disruption caused by the filming or the nature of the business being conducted.

Persons making recordings are requested not to put undue restrictions on the material produced so that it can be reused and edited by all local people and organisations on a non-commercial basis.

Representation

Ward Councillors may be contacted directly to represent your views to the Council: (details via the website www.lambeth.gov.uk).
HEARING PROCEDURE FOR LICENSING SUB-COMMITTEE

Full information on the procedure is sent to all parties to the hearing. The information below is a précis of that information.

Parties to the hearing must notify Licensing Services within prescribed timescales (these vary according to the type of hearing) that they intend to attend and/or be represented at the hearing, and whether any witnesses will be attending on their behalf.

The hearing will operate as follows (subject to the discretion of the Chair):

- In the form of a discussion led by the Committee; cross examination will not normally be permitted.
- A total of three minutes speaking time is normally allowed for each party. Any preliminary points will be treated separately.
- Where there is more than one representation raising the same or similar grounds, those parties should consider nominating a single representative to address the Sub-Committee on their behalf at the hearing.
- Parties to the hearing may be permitted to ask questions of any other party or witness.
- Parties to the hearing may be required to answer specific questions from members of the Sub-Committee seeking clarification of information.
- The typical order of the hearing will be as follows:
  1. The Chair will ask all parties and witnesses to introduce themselves and this should include a brief explanation of the purpose of their attendance.
  2. Officers present the report.
  3. Committee members ask questions of officers.
  4. The Applicant speaks.
  5. The Applicant's witnesses speak (with permission of Chair).
  6. Committee members ask questions of applicants and their witnesses (only applies to witnesses who have been given permission to speak).
  7. Other parties speak.
  8. Other parties' witnesses speak (with permission of Chair).
  9. Committee members ask questions of the other parties to the hearing and their witnesses (only applies to witnesses who have been given permission to speak).
 10. The Applicant (with exception and with permission of Chair) asks questions of the other parties to the hearing and their witnesses.
 11. Other parties to the hearing (with exception and with permission of Chair) ask questions of the applicant/other parties to the hearing and their witnesses.
 12. The Chair's closing remarks.
 13. The Committee retires to make their decision.
 14. Legal adviser informs the hearing of any advice that they have given to the Committee during the decision-making process.
 15. The Committee announces the decision and gives reasons.
 16. After the hearing officers will write to all parties to confirm the Committee's decision.
Subject: FW: The Vale, 93 - 109 Knollys Road, London SW16 2JP

From: Sarah G Williams <sgwilliams@lambeth.gov.uk>
Sent: 02 September 2020 16:02
To: Luke Elford ; Chris
Cc: Thomas Dunn <TDunn@lambeth.gov.uk>; Ola Owojori <OOwojori@lambeth.gov.uk>

Subject: FW: The Vale, 93 - 109 Knollys Road, London SW16 2JP

Dear Luke,

Following the list of agreed conditions below, I can confirm that the Licensing Authority representation has now been withdrawn.

**General** - all four licensing objectives

1. The Licensable Activities authorised by this Premises Licence shall be ancillary to the use of the Premises as residential accommodation.

2. Licensable activities may only be provided to:
   1. residents of 93 - 109 Knollys Road; and
   2. their guests.

3. All staff members engaged, or to be engaged in selling alcohol at the Premises shall receive training at least once every six months on the following:
   - The Licensing Act 2003
   - The conditions of this Premises Licence;
   - Health and safety;
   - First aid;
   - Challenge 25 and age restricted sales;
   - Proxy sales; and
   - Refusal of sales to persons who are intoxicated

4. The Premises Licence Holder shall document staff training which is to be countersigned by the training provider and the DPS. Copies of staff training will be kept at the Premises and made available for inspection by a Responsible Authority officer on request.

**The prevention of crime and disorder**

5. The premises shall install and maintain a comprehensive CCTV system. All entry and exit points must be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises are open for Licensable Activities. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of an authorised Responsible Authority Officer.

6. A staff member from the premises who is conversant with the operation of the CCTV system shall be in the premises at all times when the premises is open for Licensable Activities. This staff member must be able to provide an authorised Responsible Authority officer with copies of recent CCTV images or data with the absolute minimum of delay when requested.

7. An incident log shall be kept at the premises and made available on request to an authorised Responsible Authority officer. The incident log will record the following:

8. All crimes reported to the Premises Licence Holder;
• Any complaints received by the Premises Licence Holder;
• Any incidents of disorder;
• Any faults in the CCTV system;
• Any enforcement visit or inspection by a Responsible Authority;
• Any ejections from the Premises;
• Any refusal of a Sale of Alcohol; and
• Any seizures of drugs or offensive weapons.

The prevention of public nuisance

9. The Premises Licence Holder shall display notices asking residents and their guests to respect local residents and to leave the premises quietly.

10. No deliveries relating to Licensable Activities shall take place between 22:00 and 08:00 the following day.

11. No collections relating to Licensable Activities shall take place between 22:00 and 08:00 the following day.

12. No external disposal of waste relating to Licensable Activities e.g. the emptying of bottle bins, shall take place between 22:00 and 08:00 the following day.

13. The Premises Licence Holder will ensure that any residents/guests smoking or drinking outside the premises do so in an orderly manner that will not cause public nuisance.

Public safety

14. The Premises Licence Holder will ensure that all emergency exits are kept unobstructed, easily openable in the event of an emergency and clearly signposted.

15. The Premises Licence Holder will ensure that all staff are trained, commensurate with their role within the business, in emergency evacuation procedures. Copies of staff training will be kept at the Premises and made available for inspection by a Responsible Authority officer on request.

The protection of children from harm

16. The Premises will operate a Challenge 25 proof of age scheme where the only acceptable forms of ID are recognised photographic ID cards such as a driving licence, passport or proof of age card with the PASS hologram.

17. Signage regarding the Challenge 25 scheme in operation at the Premises will be prominently displayed within the bar area.

Kind Regards

Mrs Sarah Williams
Licensing Officer
Public Protection & Regulatory Services
Environment Directorate
Resident Services
London Borough of Lambeth

Tel: 020 7926 6141
Email: sgwilliams@lambeth.gov.uk
Website: http://www.lambeth.gov.uk/licensing/

Items by post should be sent to:
London Borough of Lambeth, Community Safety, PO Box 734, Winchester SO23 5DG
Items for courier or hand delivery should be delivered to:
London Borough of Lambeth, Community Safety, Civic Centre, 6 Brixton Hill, LONDON, SW2 1EG

Sign up for email updates about Empire Windrush celebrations at:
http://www.lambeth.gov.uk/empirewindrush
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93 - 109 Knollys Road  
London SW16 2JP

Application for a Premises Licence

Applicant’s Case Summary

1. This is an application for a Premises Licence for 93 - 109 Knollys Road, London SW16 2JP (“the Premises”).

2. The Premises is a residential complex for the over 55s. The average age of those currently committed to tenancies at the Premises is 74. The Premises will be known as The Vale.

3. The Applicant is Capital Care Villages (Dulwich) Ltd, the owner/operator of The Vale.

4. The Applicant seeks the ability to provide:

   a. Sale of Alcohol (On-Sales & Off-Sales) from 00:00 until 00:00 7 days a week (24 hours); and

   b. Late Night Refreshment from 23:00 until 05:00 the day following 7 days a week.

5. Crucially, Licensable Activities are limited to residents of The Vale and their guests.

6. Who does that Applicant mean when it talks about guests? It means family members or friends visiting the residents of The Vale for example, a son/daughter visiting their mother/father.

7. The application has attracted three (3) objections as follows:
From your Licensing Officer (Ms Williams); and
from two local residents (Mr Raffal and Ms Osman).

8. I will come to our observations regarding those objections in due course, but suffice to say we believe they stem from a lack of understanding of what the Premises is.

9. Included within your bundle are three documents (in addition to this note) submitted by the Applicant.

10. The first is the advertising brochure for The Vale, which shows the type and style of the Premises.

11. The second is a set of suggested conditions to promote the Licensing Objectives. These are derived from the conditions suggested at the time of application and those requested by your Licensing Officer, Ms Williams.

12. The third is a response, sent by me on behalf of the Applicant, to Ms Williams’ objection. I hope that these documents are useful to you.

13. I thought it might be helpful if I address the concerns expressed in the objections.

Licensing Officer (Ms Williams)

14. Ms Williams’ objects to the application on each of the four Licensing Objectives:

   a. The prevention of crime and disorder;
   b. The prevention of public nuisance;
   c. Public safety; and
   d. The protection of children from harm.

15. Ms Williams doesn’t advance any evidence to support her objection or to explain why the application, if granted, would undermine the Licensing Objectives cited above.
16. Ms Williams asks a number of questions about the application all of which the Applicant has answered/responded to.

17. Ms Williams requests that if you are minded to grant the application that you impose some twenty-five (25) conditions on the Premises Licence but at no point does she explain why the conditions requested are appropriate and proportionate to promote the Licensing Objectives in relation to these Premises.

18. In relation to conditions, the Applicant has prepared a schedule of suggested conditions to promote the Licensing Objectives. These include conditions suggested at the time of application and some, but not all, of the conditions requested by Ms Williams. Where conditions requested by Ms Williams have been left out of the suggested conditions document this is explained in the Applicant’s response to her.

19. Very simply, this is a residential home for persons aged 55 and over. As noted above, the average age of tenants committed to The Vale is 74. Licensable Activities can only be provided to resident and their guests, which is a suggested condition. This is not a premises that is going to generate crime or cause public nuisance. It is not a premises where residents and their guests will be unsafe and it is not a premises where children are likely to come into contact with anything they shouldn’t do.

Mr Raffal

20. Mr Raffal’s first concern is Off-Sales. The need for Off-Sales is two-fold:

   a. First, because the residences themselves do not form part of the Licensable Area off-sales are required so that residents can take alcohol back to their homes; and
   b. Second, so that resident can, should they so wish, purchase a bottle of wine from the Premises to take with them to another place e.g. to a friend’s house.

21. There is a very clear misunderstanding about the type of Off-Sales that will take place at The Vale and indeed, what The Vale is.
22. Mr Raffal’s concerns about public safety are completely understandable. They are the type of concern that comes up time and again in relation to licensing applications up and down the country. Unfortunately, they are a misunderstanding of what the public safety Licensing Objective is about as it relates to the safety of persons within, rather than without, the Premises.

23. With regard to public nuisance my client is not of the view that this is a premises that is going to cause public nuisance. In the wholly unlikely event that nuisance was caused by this premises then it is The Vale’s residents that would be the first to be disturbed. Given that Licensable Activities will only be provided to residents and their guests we do not think it likely that a resident (or guest) would behave in such a way as to undermine the prevention of public nuisance licensing objective.

24. Mr Raffal’s concerns about the protection of children from harm are, again, completely understandable however, they are, again, a misunderstanding of what that Licensing Objective is about. The protection of children from harm is about ensuring that children do not come to any harm within licensed premises. The only children attending The Vale are likely to be grandchildren of residents living there. Depending on their age they are likely to attend with their parents. The Applicant has suggested a Challenge 25 policy at the Premises. We think it highly unlikely that this Licensing Objective will be undermined should you grant this application.

25. In summary, we believe Mr Raffal’s concerns stem from a lack of understanding of what The Vale is. To be clear, we attach no blame to Mr Raffal for that. It is very difficult to accurately capture what a premises is on one side of A4 paper (the statutory notice displayed at the Premises and in a local newspaper).

Ms Osman

26. There are no specific comments to make in respect of Ms Osman’s objection that have not already been covered in respect of Mr Raffal above.

Summary
27. This is an application to provide a service to residents and their guests. It is not an application to provide Licensable Activities to the public at large for commercial gain.

28. Set against that backdrop, I invite you to grant this application as applied for with the conditions suggested in the Applicant’s schedule of suggested conditions.

29. Thank you for taking the time to read this note.

Luke Elford
Woods Whur
2 September 2020
Think Future.
Retirement living in London.
Think retirement living in London.

Think The Vale.
The Vale offers a vibrant lifestyle within the gated community and beyond.
Think Lifestyle

Contemporary apartment living for the over-55s.

The Vale offers an exclusive collection of high quality one- and two-bedroom homes available to rent.

- Secure, gated development
- Lounges, bar restaurant and cinema room
- Bespoke support services available
Enjoy alfresco dining on a private rooftop terrace when you choose one of our penthouse suites.
There are times in our lives when we are faced with major decisions. One of the most important is where and how we live.

With this in mind, The Vale has sought to provide real answers to retirement living in the capital.

We aim to combine the key essential concepts of lifestyle – convenience, security and affordability – with access to a comprehensive range of hospitality and care services.
Dulwich Picture Gallery is just one of the highly regarded attractions easy to access from The Vale.
Think Independence

This is more than a new home. This is a future filled with new opportunities.

The Vale is a home for people who relish independence and appreciate the little details in great design. Our residents share our belief that the right support and surroundings create greater choices and a continued lust for life.

The Vale brings its residents a high quality offering for retirement living.
Embrace a vibrant and varied lifestyle with the reassurance of private and personalised care available if needed.

We know later life brings a change in pace and priority. We ensure our residents are supported, if the need arises.

We offer residents bespoke care packages tailored to individual needs and budgets, should you need assistance with everyday tasks or ongoing support for any illnesses and medical conditions.

Our CQC-regulated domiciliary care service, provided by Ganymede Care, is complemented by an on-site care team, available 24 hours a day, in case of an emergency.

Ultimate reassurance is offered by Ganymede Care’s state-of-the-art Chiswick Nursing Centre in London. Our residents have direct access to one of London’s premier nursing centres.
Think contemporary spaces.
Think The Vale.
Think Finesse

We believe in practical homes – the kind that work for you now and in the future.

Our open-plan living spaces form the heart of your new home. Expertly designed to promote maximum comfort, you can enjoy a hassle-free lifestyle for years to come.

But carefully designed functionality does not mean style needs to take a back seat. We design our apartments to impress, creating contemporary, light spaces that you can bring your own personality to.
Entertain visiting friends and family with your stylish new Porcelanosa kitchen.

Your fully-fitted kitchen comes complete with A- and B-rated kitchen appliances and luxury wood-strip flooring.

- Fan-assisted oven
- Ceramic 4-ring induction hob
- Dishwasher, fridge-freezer and space for washer-dryer
- A choice of colours
- Worktops by Krion
- Two-lever chrome taps by Noken
- Concealed, slide-out bin
- Undercounter LED lighting
- Automatic extraction ventilation
A place to relax

Your bedroom should be a restful place which is why you’ll notice the little details that enhance your comfort levels and make your bedroom a wonderful retreat.

- Built-in wardrobes with hanging rails and shelving
- Low-energy LED lighting
- Telephone point
- Media access sockets
- High quality wood-strip flooring*

* A choice of carpet is available at additional cost.
A place to unwind

However you choose to unwind, a bathroom is a sanctuary for most people. A place to get ready for an evening out, to enjoy the revitalising benefits of a power shower or simply savour the feeling of toasty toes on the heated floor.

- Elegant white sanitary ware
- Chrome fittings
- Full height ceramic tiles in shower areas
- Walk-in shower* with level access (ensuite only)
- Towel rails and robe hooks
- Extraction ventilation
- Low-energy LED lighting
- Underfloor heating

*Apartments feature a walk-in shower as standard. Baths are available at an additional cost (depending on the stage of construction).
Safety and security
- 24-hour emergency call system
- 24-hour CCTV recording
- CCTV entry systems
- Personal mobile door handset entry system
- Hard-wired smoke detector systems
- Hard-wired heat detector in kitchens

Accessibility
- Communal lobby with stairs and passenger lifts

Useful touches
- Room service available
- Laundry services
- Front desk concierge
- In-apartment smart technology
- Electric car charging point available

Note: Charges apply for some services

All CGI imagery is illustrative.
The Fleming
A beautifully-presented one-bedroom apartment

An open-plan living area makes The Fleming a stylish and comfortable home. It comprises a contemporary, fully-fitted kitchen, complete with high specification and energy-efficient appliances, along with a spacious dining and living area.

The double master bedroom features built-in wardrobes, while the bathroom is a haven of style and comfort. A limited number of The Fleming apartments also enjoy a Juliet balcony.

### Typical measurements

- **Kitchen and lounge**: 5950mm x 2950mm
- **Master bedroom**: 4850mm x 2850mm
- **Bathroom**: 2800mm x 1950mm
- **Store cupboard**: 600mm x 700mm

Contact our lettings team for specific apartment measurements.

All layouts/dimensions are for illustrative purposes only. Maximum distances shown.
If you’re looking for spacious open-plan living, then look no further than The Newton. A fully-fitted kitchen, complete with high specification and energy-efficient appliances, is complemented by a spacious dining and living area.

The master bedroom features an integrated wardrobe with ensuite bathroom. An additional WC* is accessed from the hallway.

A limited number of The Newton apartments also feature a private patio area.

**Typical measurements**

<table>
<thead>
<tr>
<th>Area</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen and lounge</td>
<td>4850mm x 6730mm</td>
</tr>
<tr>
<td>Master bedroom</td>
<td>4850mm x 3650mm</td>
</tr>
<tr>
<td>Ensuite</td>
<td>2450mm x 1700mm</td>
</tr>
<tr>
<td>WC</td>
<td>2325mm x 1625mm</td>
</tr>
<tr>
<td>Store cupboard</td>
<td>1350mm x 400mm</td>
</tr>
<tr>
<td>Hall</td>
<td>3525mm x 1550mm</td>
</tr>
</tbody>
</table>

Contact our lettings team for specific apartment measurements.

All layouts/dimensions are for illustrative purposes only. Maximum distances shown.
The Brunel

Enjoy style and space in this two-bedroom apartment

The Brunel offers spacious, practical living with an open-plan living area. A contemporary, fully-fitted kitchen comes complete with high specification and energy-efficient appliances.

Two bedrooms, one with ensuite*, means you can comfortably host friends and family with ease. Additional accommodation for visiting guests is available on-site for an extra charge.

Elsewhere, you’ll find built-in wardrobes, additional storage space and a dedicated utility room.

* Apartment T18 does not have an ensuite.

Typical measurements

<table>
<thead>
<tr>
<th>Room</th>
<th>Measurements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen and lounge</td>
<td>6000mm x 4650mm</td>
</tr>
<tr>
<td>Master bedroom</td>
<td>3650mm x 2900mm</td>
</tr>
<tr>
<td>Ensuite</td>
<td>2400mm x 1600mm</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3450mm x 2900mm</td>
</tr>
<tr>
<td>Bathroom</td>
<td>2300mm x 2150mm</td>
</tr>
<tr>
<td>Hall</td>
<td>5225mm x 1250mm</td>
</tr>
</tbody>
</table>

Contact our lettings team for specific apartment measurements.

All layouts/dimensions are for illustrative purposes only. Maximum distances shown.
Imagine entertaining your family and friends in a stylish kitchen space.
The Churchill brings you generous living areas flooded with natural light and superb views of the landscaped gardens from a private rooftop terrace.
The Churchill
A splendid penthouse with a private rooftop terrace

Enjoying charming views from the vantage point of a private terrace is just one of the elegant features you’ll find in The Churchill penthouse suite.

An open-plan living area, including a contemporary fully-fitted kitchen with appliances, offers the ultimate in laid-back living, bringing style and comfort to the heart of your home.

Extra little touches include built-in wardrobes and storage, a spacious hallway and a dedicated utility room*.

* Penthouse 126 only.

Typical measurements

<table>
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<tr>
<th>Room</th>
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</thead>
<tbody>
<tr>
<td>Kitchen and lounge</td>
<td>4850mm x 6200mm</td>
</tr>
<tr>
<td>Master bedroom</td>
<td>3550mm x 3700mm</td>
</tr>
<tr>
<td>Bathroom</td>
<td>3850mm x 1700mm</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4850mm x 2850mm</td>
</tr>
<tr>
<td>Hall</td>
<td>5000mm x 1550mm</td>
</tr>
<tr>
<td>Store cupboard</td>
<td>1100mm x 650mm</td>
</tr>
</tbody>
</table>

Contact our lettings team for specific apartment measurements.

All layouts/dimensions are for illustrative purposes only. Maximum distances shown.
Think lifestyle.
Think The Vale.
Overlooking the manicured grounds at the rear of the development, The Garden Bistro & Lounge is the perfect place to unwind with a good book or to entertain family and friends over a delicious, locally-sourced and freshly-prepared meal.
Take the time to indulge

Catch up with friends over a cappuccino. Indulge in the treatment and therapies suite. Immerse yourself in a good book in the residents’ library. Try something new in the hobby room. We have something for everyone.

- Garden Bistro & Lounge
- Coffee bar
- Therapy suite
- Residents’ lounge
- Residents’ library
- Residents’ cinema
- Hobby room
- Guest rooms
On-site facilities, like our Garden Bistro & Lounge, offer luxury, resort-style living in the heart of London.
Find Us
The Vale is nestled in a peaceful location just a short distance from Streatham.

The nearest railway stations are:

West Norwood
West Norwood railway station is a 15-minute walk or 5-minute ride from The Vale.
Regular trains depart to:
  • London Victoria
  • London Bridge
  • Sutton
  • Beckenham Junction

Tulse Hill
Tulse Hill railway station is a 25-minute walk or 10-minute ride from The Vale.
Regular trains depart to:
  • London Bridge
  • Sutton
  • Luton
  • West Croydon
  • St Albans

* Train frequencies vary and timetables may change. Please check for the most up-to-date information before travelling.
The map is for illustration purposes, and shows only main and key access roads to The Vale.
The Vale is located at 93 Knollys Road, London SW16 2JP for convenient access to:

- **Railway Station**: 4 minutes
- **Dulwich Village**: 7 minutes
- **Westminster**: 22 minutes
- **St Pancras International**: 30 minutes
- **Heathrow Airport**: 45 minutes

*Average travel times based on driving in a car outside of rush hour.*
We’re proud to be building a vibrant community with…

The Vale is the trading style of Capital Care Villages (Dulwich) Limited (Nr 09666764), which is a subsidiary of Ganymede Care Limited, (Nr 05490377). Both companies are registered in England & Wales at 1 Battersea Square London SW11 3RZ.
Suggested conditions

General - all four licensing objectives

- The Licensable Activities authorised by this Premises Licence shall be ancillary to the use of the Premises as residential accommodation.

- Licensable activities may only be provided to:
  1. residents of 93 - 109 Knollys Road; and
  2. their guests.

- All staff members engaged, or to be engaged in selling alcohol at the Premises shall receive training at least once every six months on the following:
  1. The Licensing Act 2003
  2. The conditions of this Premises Licence;
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The prevention of crime and disorder

- The premises shall install and maintain a comprehensive CCTV system. All entry and exit points must be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises are open for Licensable Activities. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of an authorised Responsible Authority Officer.

- A staff member from the premises who is conversant with the operation of the CCTV system shall be in the premises at all times when the premises is open for Licensable Activities. This staff member must be able to provide an authorised Responsible
Authority officer with copies of recent CCTV images or data with the absolute minimum of delay when requested.

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5. Any enforcement visit or inspection by a Responsible Authority;
6. Any ejections from the Premises;
7. Any refusal of a Sale of Alcohol; and
8. Any seizures of drugs or offensive weapons.

The prevention of public nuisance

- The Premises Licence Holder shall display notices asking residents and their guests to respect local residents and to leave the premises quietly.

- No deliveries relating to Licensable Activities shall take place between 22:00 and 08:00 the following day.

- No collections relating to Licensable Activities shall take place between 22:00 and 08:00 the following day.

- No external disposal of waste relating to Licensable Activities e.g. the emptying of bottle bins, shall take place between 22:00 and 08:00 the following day.

- The Premises Licence Holder will ensure that any residents/guests smoking or drinking outside the premises do so in an orderly manner that will not cause public nuisance.

Public safety

- The Premises Licence Holder will ensure that all emergency exits are kept unobstructed, easily openable in the event of an emergency and clearly signposted.

- The Premises Licence Holder will ensure that all staff are trained, commensurate with their role within the business, in emergency evacuation procedures. Copies of staff training will be kept at the Premises and made available for inspection by a Responsible Authority officer on request.

The protection of children from harm
The Premises will operate a Challenge 25 proof of age scheme where the only acceptable forms of ID are recognised photographic ID cards such as a driving licence, passport or proof of age card with the PASS hologram.
Dear Sarah,

I wondered whether you have had an opportunity to consider my email below?

I need to serve my case summary. At the moment it says we haven’t been able to reach agreement, but if we are able to compromise this then I will need to update it.

Please let me know.

Many thanks.

Kind regards

Luke

Luke Elford
Associate
Woods Whur

T: @Luke_WoodsWhur


Dear Sarah,

I am instructed by Capital Care Villages (Dulwich) Ltd in relation to their application for a Premises Licence at 93 - 109 Knollys Road, London SW16 2JP (“the Premises”). The Premises will be known as The Vale.

I am in receipt of your objection dated 11 March 2020 and I write in advance of the hearing on 10 September to see whether we might reach a compromise in respect of your objection?

I have been through the conditions suggested in the application and those you have requested in your objection. Please find attached a revised set of suggested conditions that I have put together that will promote the Licensing Objectives in this case.

The Premises is a residential unit for over 55’s. The average age of persons currently committed to The Vale is 74. The purpose of the application is for the Premises Licence Holder to be able to provide Licensable Activities to its residents and any guests that might come to visit them. Guests are most likely to be family members and friends of the residents. The Premises will not be open to the general public and you will see that I have included a condition to that effect. I hope that clears up some of the confusion about who can access the Premises and who can partake in the Licensable Activities.

In your representation you query whether the applicant needs to apply for Late Night Refreshment or whether it benefits from the exemptions set out in Schedule 2 of the Licensing Act 2003. Our view is that it would be beneficial to have Late Night Refreshment expressed
on the face of the Premises Licence, should the Sub-Committee be minded to grant it (or should it be granted under Delegated Authority) so that there can be no argument but we will be led by you. If your position (on behalf of the council) is that this is a Premises that does benefit from an exemption in Schedule 2 then we are happy to withdraw that facet of the application upon written confirmation from you.

I note that you have also queried the plans submitted with the application. The Premises consists of two distinct parts:

1. The residential flats, which are rented by the residents and provided by the applicant and are not part of the licensed area; and

2. The communal areas, which are accessible by all of the tenants of the residential flats and their guests as well as some back of house areas.

Perhaps my client has tried to be too helpful in respect of the plans it has submitted with the application and simpler plans would have sufficed. I don’t think that should be held against them though. For the avoidance of doubt, the area to be covered by this licence takes in all of the communal areas. You ask, rightly, what kind of Licensable Activities will be provided in the resident corridors. It may be that my client would like to operate a trolley service selling alcohol to residents on the threshold of their flats rather than them have to come to a purchase point (see average age above). As alcohol will only be supplied to residents and their guests we do not see the extent of the licence as a particular issue and we are happy with the plans that have been submitted.

You raise a number of other queries (not already answered) as follows:

1. **What is the cinema going to be used for as exhibition of films was not applied for** - The cinema room is an area where residents can watch TV or play a DVD. It is not a commercial cinema and the public are not present therefore Regulated Entertainment (Films) was not a necessary requirement as part of this application.

2. **Why is the sale of alcohol for consumption off the premises required** - For two reasons. First, so that residents and their guests can purchase alcohol to be taken back to the residential flats, which would be an Off-Sale and second, so that residents and their guests can purchase alcohol to be taken away from the Premises to another location altogether e.g. for a visit to a friend’s house or for a picnic.

3. **Is the rear exterior only on the ground floor or on each level** - The rear exterior (or garden area) is directly accessible from the garden floor identified within the plans submitted with the application. I am happy to talk through the plans with you in the event this remains unclear.

4. **Is there a designated smoking area** - yes there is. It is situated in the far left side corner of the car park and has no proximity to any neighbouring properties. In any event, we are not of the view that residents or their guests smoking is likely to cause a problem as the first people they would upset are their own neighbours, which in turn would see their residency in jeopardy if problems were caused.
You will see that I have not incorporated all of your requested conditions into my suggested conditions document. Some of your requests just aren’t practical for my client or appropriate and proportionate for the promotion of the Licensing Objectives so I have taken the trouble, in each case, of explaining why below:

5. Signage advertising the aforementioned proof of age scheme shall be prominently displayed throughout the premises with a particular emphasis on the alcohol display area and service area - we do not think it is appropriate and proportionate to need to display notices regarding the challenge 25 scheme throughout the licensable area. Residents at the premises are, by virtue of what the premises is, all well over 25 and any visitors (guests) will be known to the resident.

6. The premises will operate a “No ID, No Sale” policy at all times for persons who look under 25 - this is what a Challenge 25 policy does. This condition duplicates the existing condition and is unnecessary.

7. Sale of alcohol for consumption off the premises is restricted to resident’s apartment - we are unable to agree this condition. We do not believe that there is any evidence that the licensing objectives will be undermined if, for example, a resident was able to purchase a bottle of wine and take that bottle of wine to a friend’s house or to a picnic. We are happy to discuss this if you still feel Off-Sales to residents and their guests could undermine the Licensing Objectives.

8. The use of any external terrace shall cease at 23:00 hours Monday to Sunday to safeguard the peaceful amenities of residents - we do not believe that this condition is appropriate or proportionate. The persons using the external terrace are only ever going to be residents or their guests and they are highly unlikely to cause a disturbance whilst using it because a) the first people they would disturb would be their own neighbours who are their fellow residents and b) to do so would be a breach of their tenancy agreement, which could have serious implications for their continued stay at The Vale. There is no better control mechanism than that.

9. When the premises are not opened to the public, hotel residents and their bona fide guests will only be able to purchase alcohol once they have provided staff with identification confirming they are residents - the premises is not “open to the public” and this condition is therefore unnecessary.

14. Subject to Data Protection guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected
footage onto a disk/USB Stick for the Police or authorised officers of the Local Authority or UK Border Agency without difficulty, delay or charge - this condition is already covered by the condition requiring a member of staff to be on the premises who knows how to use the CCTV system and is unnecessary.

15. Any CCTV breakdown or system failure will be notified to the Police and Local Authority immediately & remedied as soon as practicable. Repair records / invoices shall be kept on site for at least 12 months and be readily available to be viewed by all authorised persons upon request - any issues with the CCTV system will be recorded in the incident log. This seems onerous and neither appropriate nor proportionate.

17. Contact numbers for local taxi firm(s) shall be kept at the premises and made available to patrons requiring a taxi - we have no particular issue with this condition but ask whether, in the days of Uber, Addison Lee and app based travel, it is really appropriate and proportionate for the promotion of the Licensing Objectives? We do not believe it is.

18. One resident shall not entertain more than four guests at any one time - This is not workable for all sorts of reasons but perhaps the best example I can give is a family visiting a grandparent. If the family consisted of a father, mother and three children this condition would prevent them all visiting at the same time, which is absurd. I hope you can understand why we will not be agreeing this condition.

20. All children under the age of 18 shall be accompanied by a responsible adult at all times whilst on the premises - we are concerned that this condition could have unintended consequences in relation to children visiting their grandparents and consequently do not consider it is appropriate or proportionate. We do not consider that there is any evidence that would lead a Sub-Committee to conclude that the protection of children from harm Licensing Objective could or would be undermined at these premises.

23. The premises licence holder shall ensure that any patrons smoking in a designated smoking area outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance to residential properties - this is not a pub or bar premises where smoking will take place in a designated area on the public highway. There will be a smoking area located in the far left corner of the car park away from residents.

24. Patrons smoking outside the premises after 23:00 hours, shall not be permitted to take drinks with them - we do not consider that any smoking will does take place at this premises is likely to cause an issue. We are quite content to police smokers ourselves but we think trying to tell a resident that he or she cannot take a cup of tea out onto the balcony after 11pm is a step too far.
25. Before the premises licence take effect, an accurate layout of the proposed licensed area is to be provided - I have explained our stance on the licensing plans above.

I hope this makes our position clear. Licensing is a balancing act between the needs of businesses and the needs of others. I believe that the conditions we have suggested represent a fair balance between what this business needs to operate and serve the needs of its residents and its guests and promote the Licensing Objectives. I hope you will agree.

I am more than happy to discuss any of the above, on a without prejudice basis if you would prefer, and I look forward to hearing from you.

If this letter and accompanying document leave you in a position to withdraw your representation then I would be most grateful if you would inform the Licensing Officer dealing with the application.

With my best wishes.

Kind regards,

Luke

Luke Elford

Woods Whur 2014 Limited

Woods Whur 2014 Limited, St James’s House, 28 Park Place, Leeds LS1 2SP

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From: Sarah G Williams
Sent: Wednesday, August 26, 2020 3:14 PM
To: Chris
Subject: FW: Emailing: Representations

Hi Chris,

I hope you are keeping well during these uncertain times?
We had a telephone discussion just before lockdown and I was awaiting an email confirmation with the disputed conditions once you had a chance to discuss with your clients.

If you can email me the agreed conditions and confirm those conditions you would like us to amend or remove. If you could offer any alternative conditions that I can consider as I am hoping that we can have an agreed set of conditions to offer LSC. It may even be that I can withdraw the licensing representation if the objectives can be promoted.

From memory, we are content with the hours for residents and guests being 24 hour. However we must restrict members of the public for the bar. We would want these to fall within recommended policy hours.

We still require new plans – we do not require the red line to include walkways and stairways. The licensable area will be where the sale takes place.

**Sale of Alcohol for consumption on and off the premises**
Monday to Sunday 00:00 - 00:00 Residents and their guests

**Late Night Refreshment**
Monday to Sunday 23:00 - 05:00 Residents and their guests

If you can confirm the disputed conditions on email we can then confirm our position and discuss on the phone if needed.

**Conditions**

1. An incident log shall be kept at the premises, and made available on request to the police or an authorised officer, which will record the following:
   - All crimes reported to the venue
   - Any complaints received
   - Any incidents of disorder
   - Any faults in the CCTV system
   - Any visit by a relevant authority or emergency service
   - All ejections of patrons
   - All seizures of drugs or offensive weapons
   - Any refusal of the sale of alcohol

2. All refuse will be disposed of in an appropriate manner. Staff will be instructed to maintain all external areas in a clean and presentable manner at all times

3. Notices will be displayed asking guests & visitors to leave the premises quietly and to have respect for local residents

4. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of ID are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS hologram

5. Signage advertising the aforementioned proof of age scheme shall be prominently displayed throughout the premises with a particular emphasis on the alcohol display area and service area.

6. The premises will operate a “No ID, No Sale” policy at all times for persons who look under 25.

7. Sale of alcohol for consumption off the premises is restricted to resident’s apartment.
8. The use of any external terrace shall cease at 23:00 hours Monday to Sunday to safeguard the peaceful amenities of residents.

9. When the premises are not opened to the public, hotel residents and their bona fide guests will only be able to purchase alcohol once they have provided staff with identification confirming they are residents.

10. 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 relevant licensing law, the implementation of licence conditions, health & safety, first aid, age-restricted sales, and the refusal of sales to persons believed to be under the influence of alcohol or drugs. This shall take place every 6 months.

11. All such training is to be fully documented and signed by not only the employee but the person delivering the training and the DPS. Training records shall be kept at the premises and made available upon request to either Police Officers or an authorised officer of Lambeth Council.

12. The premises shall install and maintain a comprehensive CCTV system. All entry and exit points must be covered enabling frontal identification of every person entering in a light condition. The CCTV system shall continually record whilst the premises are open. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer of Lambeth Council.

13. A staff member from the premises who is conversant with the operation of the CCTV system shall be in the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested and within a maximum of 24 hours of the initial request.

14. Subject to Data Protection guidance and legislation, the management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk/USB Stick for the Police or authorised officers of the Local Authority or UK Border Agency without difficulty, delay or charge.

15. Any CCTV breakdown or system failure will be notified to the Police and Local Authority immediately & remedied as soon as practicable. Repair records / invoices shall be kept on site for at least 12 months and be readily available to be viewed by all authorised persons upon request.

16. No deliveries to the premises shall take place between (22.00) and (08.00) on the following day.

17. Contact numbers for local taxi firm(s) shall be kept at the premises and made available to patrons requiring a taxi.

18. One resident shall not entertain more than four guests at any one time.

19. The use for the premises under this licence shall remain ancillary to the main use of the premises as residential accommodation.

20. All children under the age of 18 shall be accompanied by a responsible adult at all times whilst on the premises.

21. There shall be no deliveries to the premises and emptying of bottle bank between (22.00) and (08.00) hours on the following day.

22. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between (22.00) hours and (08.00) hours on the following day.
23. The premises licence holder shall ensure that any patrons smoking in a designated smoking area outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance to residential properties.

24. Patrons smoking outside the premises after 23:00 hours, shall not be permitted to take drinks with them.

25. Before the premises licence take effect, an accurate layout of the proposed licensed area is to be provided.

Kind Regards

Mrs Sarah Williams
Licensing Officer
Public Protection & Regulatory Services
Environment Directorate
Resident Services
London Borough of Lambeth

Tel: 020 7926 6141
Email:
Website: [http://www.lambeth.gov.uk/licensing/](http://www.lambeth.gov.uk/licensing/)

Items by post should be sent to:
London Borough of Lambeth, Community Safety, PO Box 734, Winchester SO23 5DG

Items for courier or hand delivery should be delivered to:
London Borough of Lambeth, Community Safety, Civic Centre, 6 Brixton Hill, LONDON, SW2 1EG

Sign up for email updates about Empire Windrush celebrations at:

[http://www.lambeth.gov.uk/empirewindrush](http://www.lambeth.gov.uk/empirewindrush)
Dear Tom,

Please would you send a copy of this email to Mr Raffal and Ms Osman (interested parties) and also include a copy of it within the agenda papers.

Many thanks,

Luke

Dear Mr Raffal/Ms Osman,

I am sorry for not writing to you both direct. Lambeth don’t provide objectors’ contact details. Some councils do and in my experience it makes things a lot easier.

I am the solicitor representing the applicant in relation to the application that you have objected to.

By the time you get this email I hope that you will have received/read all of the paperwork we have submitted in support of the application. If you haven’t received it please let me or the Lambeth Licensing Team know immediately. If you haven’t read it, do take a moment to have a look at it because it explains the purpose of my client’s application in detail.

93 - 109 Knollys Road (to be known as The Vale) is a residential complex for the over 55s. At the time of writing the average age of residents committed to living at The Vale is 74. This isn’t a premises that is going to cause you or your neighbours problems. My client simply wants to be able to sell alcohol to the residents and those people who come to visit them; the general public won’t be able to come and use the facilities (and yes, I’m afraid that means you won’t be able to use them either unless you are visiting a resident of The Vale).

Lambeth’s Licensing Officer, Ms Williams, also objected to my client’s application. I have been in dialogue with her and following some minor changes to the application she has withdrawn her objection. I would like to ask you to do likewise, but please understand that you are under no obligation to do so and if you wish to maintain your objection that is entirely up to you.

If you are happy to withdraw your objection then please contact the Lambeth Licensing Team by email and let them know (alternatively you can simply respond to this email).

I look forward to hearing from you.

With my best wishes.

Kind regards,

Luke

Luke Elford
Hi Ian,

Thank you for the confirmation and please accept this as notification that my representation on behalf of the Licensing Authority is withdrawn.

Ola – please note the withdrawal of my representation and the agreements made with the applicant, as per my email earlier today (below in the email thread).

Kind regards,

Tom Dunn
Licensing Officer
London Borough of Lambeth
Public Protection and Regulatory Services
Resident Services
Lambeth Council
3rd Floor Civic Centre
6 Brixton Hill
London, SW2 1EG

Phone: 020 7926 1866
Email: tdunn@lambeth.gov.uk
Website: http://www.lambeth.gov.uk/licensing/

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London Borough of Lambeth, Public Protection, PO Box 734, Winchester SO23 5DG

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We are working with our partners to build a #BetterLambeth - find out more at http://love.lambeth.gov.uk/better

Morning Tom
Thanks for coming back to me. My clients are happy to agree your proposed conditions.

Thank you for all your time with this.

All the best

Ian

Regards

Innpacked Premises Licensing Team

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Tel: [redacted]

Find us on Facebook, Twitter and Youtube
From: Thomas Dunn <TDunn@lambeth.gov.uk>
Sent: 01 September 2020 09:07
To: Premises Licence
Subject: RE: The Black Lab Cofree

Hi Ian,

Thank you for your email and discussing this with your client.

If you client is minded to accept the following, then this will address my concerns and I can withdraw the Licensing Authority representation.

1. Amend the terminal hour for the sale of alcohol to 17:00
2. Agree to all those conditions which were included within my representation, with the exception of conditions 1 & 18 which shall read as follows:
   - 1. Sale of alcohol for consumption on the premises shall be limited to table service only
   - 18. There shall be no deliveries of alcohol to the premises between (22.00) and (08.00) on the following day.
3. In light of removing the ancillary element for consumption on the premises, the following condition which reads ‘when alcohol is sold or supplied for consumption on the premises, substantial food shall be available’.

Kind regards,

Tom Dunn
Licensing Officer
London Borough of Lambeth
Public Protection and Regulatory Services
Resident Services
Lambeth Council
3rd Floor Civic Centre
6 Brixton Hill
London, SW2 1EG

Phone: 020 7926 1866
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We are working with our partners to build a #BetterLambeth - find out more at http://love.lambeth.gov.uk/better