As a responsible authority under section 13(4) of the Licensing Act 2003 as amended under the Police and Social Responsibility Act 2011, the Licensing Authority have considered your application in full. The Licensing Authority has concerns in relation to this application and how the premises would promote the following Licensing Objectives:

- Public Nuisance
- Prevention of Crime & Disorder
- Public Safety
- Protection of Children from Harm

Cumulative Impact Area (Saturation Zone)
The premises are not located within the Clapham High Street Cumulative Impact Area as identified within the Council's Statement of Licensing Policy ('The Policy') on pages 58.

Classification of Area within the policy
According to the current Licensing Policy, Appendix 5 page 47, the premises are located in a residential area.

Proximity to residential accommodation is a general consideration with regard to the prevention of public nuisance. The Authority will treat each case on its individual merits, however, stricter conditions will generally be considered on premises licences in areas that have denser levels of residential accommodation or residential accommodation in close proximity to them. This may include the Authority considering an earlier terminal hour than that proposed by the applicant. This is regardless of the designation assigned to the area in which the premises is situated under this policy, i.e. as a Major or District Town Centre.

In such cases and where relevant representations are received, the Licensing Authority will have regard to the potential for, and the risk of, nuisance occurring to nearby residents, particularly when considering an application which proposes the conduct of licensable activities after the hours indicated in Appendix 5. It is important to stress that the terminal hours set out in Appendix 5 are intended as guidance only. The Licensing Authority may recommend or agree an earlier or later terminal hour where this is considered appropriate.

There is no restriction for residents of hotels or similar premises, but where these kind of premises are to be operated for non-residents, the recommended start and end times for public hours, wine bars or other drinking establishments apply.

Should the premises be operated for non-residents who are not guest of residents, the recommended hours for the premises in this location are 11:00 – 23:00 hours on Monday to Sunday.

Classification of Premises within the policy
According to the current Licensing Policy, page 49, the premises is a residential accommodation for over 55-year olds. The bar & restaurant/bistro areas will sell alcohol to tenants and their guests only. It was also stated that alcohol is to be sold to non-residents/not guests staying in site accommodation to Monday to Sunday 07:00 – 00:00

According to Appendix 6, page 49 of the policy the potential impact from the premises if it is to be operated for residents and their guest includes:

- Minimal in relation to guests. If bars open late to non-guests then there is the potential for drunkenness
- Child protection and safety issues may occur.
However, should the premises be operated for non-residents, the potential impact includes:

- Disturbance from departure and dispersal of patrons
- Issues associated with the use of outside space including beer gardens
- Drunkenness
- Violence
- Anti-social behaviour

The application is seeking the following hours for licensable activities:

**Sale of Alcohol for consumption on and off the premises**
- Monday to Sunday 00:00 - 00:00 Residents and their guests
- Monday to Sunday 07:00 – 00:00 Non Residents

**Late Night Refreshment**
- Monday to Sunday 23:00 - 05:00 Residents and their guests
- Monday to Sunday 07:00 – 00:00 Non Residents

**Opening Hours**
- Monday to Sunday 00:00 – 00:00

**Operational Schedule**

The completion of a full and detailed operating schedule will give greater confidence that the applicant seeks to make a positive contribution and is demonstrating a commitment to both those living in the vicinity and the licensing objectives. Applicants are expected to:

- Demonstrate knowledge of the local area when describing the steps they propose to take to promote the licensing objectives;
- Undertake enquiries about the area in which the premises are situated to inform the content of the application;
- Obtain sufficient information to enable them to demonstrate, when setting out the steps they propose to take to promote the licensing objectives, that they understand:
  - The layout of the local area and physical environment including crime and disorder hotspots, proximity to residential premises and proximity to areas where children may congregate;
  - Any risk posed to the local area by the applicants’ proposed licensable activities;
  - Any local initiatives for example, local crime reduction initiatives which may help to mitigate potential risks.

Applicants are expected to include positive proposals in their application as to how they will manage any potential risks. They should be able to demonstrate an understanding of any measures they will take to mitigate the impact and why their application should be considered as an exception to the policy.

The Licensing Authority is awaiting a response to the following concerns which have been raised with the applicant:

- Will licensable activities be provided in areas including resident’s corridor, kitchen, stairs and WC, as identified on the plan as licensed area
- What is the cinema going to be used for as exhibition of films was not applied for
- Why is sale of alcohol for consumption off the premises required
- Is the rear exterior only on the ground floor or on each level
- Is there a designated smoking area
- Why is late night refreshment required, as it is an exempt supply for guest house, lodging house, hostel or premises with overnight accommodation.
The applicant has offered conditions within their operating schedule, the Licensing Authority has made this representation to seek a more robust Operating Schedule to uphold the Licensing Objectives.

It is our view that the hours sought for non-residents will have a negative impact on the area and we will recommend the application for off sales and licensable activities for non-residents be refused. Late night refreshment is an exempt supply for premises with overnight accommodation and should be withdrawn from the application for residents.

The Licensing Authority has no concern with the application for residents and their bona fide guest and should the Committee by minded to grant the application for non-residents, policy hours Monday – Sunday 11am – 11pm are recommended subject to the conditions below.

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.

If the applicant is minded to agree to the reduction of hours for non-residents, the withdrawal of late night refreshment and the conditions proposed, the authority may withdraw its representation.

Sarah Williams
Licensing Authority
11/03/2020
Submitted on Thursday, March 5, 2020 - 18:08
Submitted by user: Anonymous
Submitted values are:

===Your personal details===
Title: Mr
First name: andrew
Last name: raffal
Email: Telephone:

===Your address===
Address: knollys road, streatham, london, london, sw16 2ju
UPRN:

===Your comments===
Which application do you want to comment on? the application for a licence at 93 knollys road.
Preventing crime and disorder: off license sales will bring late night visitors to the area, which is entirely residential. there is absolutely no reason to have an off sales license
Public safety: extra traffic on knollys road, in a residential area with many children and disabled people in the area, is certain to cause safety problems. drunkenness, noise causing arguments between residents and visitors.
Preventing public nuisance: a bar open untill 5 am is an outrageous idea, frankly a bar open late in a residential area untill anytime is sure to cause a public nuisance. a bar that allows off sales is beyond belief
Protecting children from harm: noise from a bar, which is always considerable will keep children awake. drunken activities in the street, with arguments, vomiting, public urination. is sure to cause massive friction between residents and visitors. drunken driving will cause accidents. many parents have to take their children to early nurseries, before they go to work
Any other comments:
as a resident living directly opposite this property i am shocked that only a form on a lamppost was given as notice, no letter was sent!
i am amazed that this application was allowed to be made, knollys road is entirely residential, there are plenty of bars and off licenses on the high streets around us. there is no need for a bar or off licence.
Supporting evidence 1:
Supporting evidence 2:
Supporting evidence 3:
Submitted on Thursday, March 5, 2020 - 13:45
Submitted by user: Anonymous
Submitted values are:

===Your personal details===
Title: Ms
First name: Samira
Last name: Osman
   Email: Telephone:

===Your address===
Address: Knollys Road, London, SW16 2JP
UPRN:

===Your comments===
Which application do you want to comment on? 93 Knollys Road, London SW16 2JP
Preventing crime and disorder:
Preventing public nuisance:
The application is for a license until 5.00am every night which is ridiculous in an otherwise completely residential street full of young families and working people. It will also increase the traffic and parking problems in the street which are already untenable.

Protecting children from harm: The noise from a bar will be disruptive to children trying to sleep, particularly if the license is granted until 5.00am.
Any other comments:
Supporting evidence 1:
Supporting evidence 2:
Supporting evidence 3: