



# Licensing Sub-Committee Report

**Item No:**

1

**Title of Report:**

The London Beer Factory Ltd  
2 - 12 Ernest Avenue  
London, SE27 0DJ

**Applicant:**

The London Beer Factory Ltd.

**Application Type:**

Premises Licence (New application)

**Application Date:**

21<sup>st</sup> September 2020

**Ward:**

Knights Hill

**Premises Type:**

Brewery

**Policy Context:**

Lambeth Statement of Licensing Policy 2019 - 2024

**Report Author:**

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**Contact Details:**

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**Application Summary:**

This is an application for a new premises licence to allow authorisation for the sale of alcohol

| <b>Consultation Information:</b> |                 |                        |                                     |
|----------------------------------|-----------------|------------------------|-------------------------------------|
| Department(s) or Organisation(s) | Consulted (Y/N) | Date Response Received | Comments summarized in report (Y/N) |
| <b><u>Internal</u></b>           |                 |                        |                                     |
| Health & Safety Section          | Y               |                        |                                     |
| Noise Service                    | Y               |                        |                                     |
| Social Services                  | Y               |                        |                                     |
| Licensing Service                | Y               | 30/09/2020             | Y                                   |
| Planning                         | Y               | 29/09/2020             | N                                   |
| Trading Standards                | Y               |                        |                                     |
| <b><u>External</u></b>           |                 |                        |                                     |
| Fire Authority                   | Y               |                        |                                     |
| Police Licensing Unit            | Y               |                        |                                     |
| Health Authority                 | Y               |                        |                                     |

| <b>Policy implications:</b>  |
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| <p><b><u>Licensing Objectives (chapter 5, pages 9 to 15 and Appendices 1 to 4, pages 41 to 45 of the policy)</u></b></p> <p>The Licensing Objectives engaged by this application are;</p> <ul style="list-style-type: none"> <li>• Prevention of Public Nuisance</li> <li>• Prevention of Crime &amp; Disorder</li> <li>• Public Safety</li> <li>• Protection of Children from Harm</li> </ul> <p><b><u>Cumulative Impact Policy (policy 7, pages 26 to 27 and appendix 10, page 58 of the policy)</u></b></p> <p>Not applicable</p> <p><b><u>Types of Premises and Recommend Hours (appendix 5, pages 46 to 47 and appendix 6, pages 48 to 50 of the policy)</u></b></p> <p>The premises are a microbrewery, which is not a type classified within the Policy. The premises are located in a district town centre area in a 7,500 sq ft warehouse which is used to store raw materials and finished goods as well as its distribution hub. They would like to open up a small part of the warehouse as a tap room for local customers to try out their latest beers and buy some cans to take away.</p> |

Whilst the Premises are not themselves classified within the Policy, the Policy's recommended start and finish times for licensable activity for venues where alcohol is the main or predominant focus e.g. bars, nightclubs, off-licences, etc. in a district town centre are:

- A starting time not earlier than 11:00 hours Monday to Sunday
- A terminal hour of midnight Sunday -Thursday and 01:00 hours Friday and Saturday.

Note: The hours above are not absolute and are intended as a guide for applicants to consider when completing their operating schedules. Each application will be considered on its own merits. Applicants seeking hours later than those indicated in the Policy should provide detailed evidence as to why their application will not have a negative impact on the licensing objectives.

## 1. Application:

- 1.1 This is an application for a Premises Licence (new application) under section 17 of the Licensing Act 2003
- 1.2 The application is seeking authorisation for the following licensable activities:

### **Sale by Retail of Alcohol**

Monday - Sunday      11:00 - 23:00

A copy of the application and plan are attached to this report as **Annex A**

Following discussions between the applicant and the Licensing Authority the applicant agreed to add a set of conditions to the application should the Committee be minded to grant the application. The applicant has also proposed to change the entrance to the premises from Ernest Avenue to Beadman Street.

A copy of the agreed conditions, revised floor plan and confirmation of amendment is attached to this report as **Annex B**

## 2. Representations:

- 2.1 Representations were received against the application from 20 residents based on the four licensing objectives.
- 2.2 The local residents are concerned that the application will lead to an increase in noise nuisance, antisocial behaviour and could impact adversely on a local Mosque in the area if granted.
- 2.3 Redacted copies of the representations were provided to the applicant and are attached to the report as **Annex C**. The last date for making representations was 18<sup>th</sup> October 2020.
- 2.4 At the time of writing the report the licencing authority received a link to a support campaign for the application and there were 402 signatures received in support. We also received representations in support of the application via email. These stated that the operators were responsible and would run the premises in a way that promoted the licensing objectives. These documents are attached to the report as **Annex D**

## 3. Current Licence:

- 3.1 There is no current premises licence.

#### **4. Background History:**

- 4.1 The premises are in close proximity to the West Norwood mosque.
- 4.2 The premises are on a single yellow line route and has no dedicated car parking for its customers. The premises are within close proximity to the bus garage which services the South London area.
- 4.3 There is one record of the premises giving a temporary event notice this year. There is no record of enforcement action taken against them by any of the responsible authorities.

#### **5. Observations:**

- 5.1 The parts of the Statutory Guidance (April 2018) which are particularly relevant to this application and the representations received are Chapters:
  - 2 – The Licensing Objectives;
  - 3 – Licensable Activities;
  - 8 – Applications for Premises Licences;
  - 9 – Determining Applications;
  - 10 – Conditions Attached to Premises Licenses and Club Premises Certificates; and
- 5.2 The parts of the Statement of Licensing Policy that are particularly relevant to this application and the representations are Sections:
  - 5. The Licensing Objectives;
  - 6. General Principles
  - 14. Hours of sale and location
  - Appendix 1 – Measures to promote the prevention of crime and disorder
  - Appendix 2 – Measures to promote public safety
  - Appendix 3 - Measures to promote the prevention of public nuisance
  - Appendix 4 - Measures to promote the protection of children from harm
  - Appendix 5 – Types of premises and recommended hours by type of location
  - Appendix 6 - Types of premises and potential impact
  - Appendix 8 - What to expect from a Licensing Sub-Committee Hearing

#### **6. Conclusion:**

- 6.1 Members are required to consider the application in light of all the relevant information, and if approval is given, may attach such conditions appropriate to promote the licensing objectives.
- 6.2 The options available to Members of the Licensing Sub Committee are;

- 1 – Grant the application as it currently stands.
- 2 – Grant the application subject to such conditions as the authority considers necessary for the promotion of the licensing objectives.
- 3 – Exclude from the scope of the licence any of the licensable activities to which the application relates.
- 4 - To refuse to specify the individual named in the applications as the DPS
- 5 – Reject the application.

**Appendices:**

Annex A – Application and Plan  
 Annex B – Agreed Condition  
 Annex C – Representations  
 Annex D – Representation in Support of the application and link to online petition

**Reference Documents:**

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|---|--|
| <p>Local Government Act 1972 – Access to information documents used in the preparation of this report</p> | <p>1 The Licensing Act 2003 (“the Act”)<br/>         2 Amended Guidance issued under Section 182 of the Licensing Act 2003 (April 2018) (“the Guidance”)<br/>         3 Lambeth Statement of Licensing Policy 2019 - 2024 (“the Policy”)</p> |
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