

Report No.
ES18053

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: LICENSING SUB-COMMITTEE

Date: 1st Aug 2018

Decision Type: Non-Urgent Non-Executive Non-Key

Title: APPLICATION FOR A PREMISES LICENCE FOR A NEW PREMISES LICENCE AT KENT HOUSE COFFEE AND FLOWERS PLAWSFIELD ROAD BECKENHAM BR3 1JD

Contact Officer: Steve Phillips, Licensing Officer
Tel: 020 8313 4659 E-mail: steve.phillips@bromley.gov.uk

Chief Officer: Nigel Davies, Executive Director: Environment and Community Services

Ward: PENGE AND CATOR;

1. Reason for report

- 1.1 To provide the Licensing Sub-Committee with information supporting them to determine this licence application.
-

2. RECOMMENDATIONS

- 2.1 The Licensing Sub-Committee asked to determine this application having taken into account the Council's Statement of Licensing Policy 2016 to 2021 and written and oral representations by the applicant and objectors.

Members can

1. Grant the application
2. Grant the application but impose restrictions and conditions
3. Refuse the application.

Impact on Vulnerable Adults and Children

1. Summary of Impact:

When making decisions under the Licensing Act 2003 the Council is required to promote the licensing objectives, one of which is the protection of children from harm.

Corporate Policy

1. Policy Status: Existing Policy:

The Council has adopted a statement of its licensing policy under the Licensing Act 2003 for the period 2016 to 2021.

2. BBB Priority: Children and Young People Excellent Council Quality Environment Safe Bromley Vibrant, Thriving Town Centres Healthy Bromley Regeneration

Financial

1. Cost of proposal: Licensing statutes allow for an appeal to the Magistrates Court against the Council's decision. Should an appeal be made, costs are likely to be incurred but it is not possible to quantify these.
 2. Ongoing costs: Non-Recurring Cost
 3. Budget head/performance centre:
 4. Total current budget for this head: £
 5. Source of funding:
-

Personnel

1. Number of staff (current and additional): 2 Licensing Officers supported by 3.5 FTE admin
 2. If from existing staff resources, number of staff hours:
-

Legal

1. Legal Requirement: Statutory Requirement: The Council is the Licensing Authority for the Licensing Act 2003. This is a Non-Executive function and is delegated to the General Purposes and Licensing Committee. Where representations are received about a licence application, it is referred to the Licensing Sub Committee for a hearing and decision.
 2. Call-in: Not Applicable:
-

Procurement

1. Summary of Procurement Implications: Not applicable
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected) up to 50 approx: If this application is granted, the applicants Jill and Luke Niggermann will be the sole users and beneficiary's of the licence. Once a licence has been granted it can be transferred by the holders to other people or businesses. When determining this application Members will also need to balance the benefits of holding the licence against any adverse effects to local residents and businesses by considering the impact on the licensing objectives

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes. Ward Members were notified about the application by e-mail on 16th May 2018
2. Summary of Ward Councillors' comments: No responses were received

Responsible Authorities Views

The following Responsible Authorities were notified about this application and their views sought

Responsible Authority	Date Notified	Comments (further details in Appendix 3)
Metropolitan Police	16 th May 18	
Planning Authority	16 th May 18	
Trading Standards Service	16 th May 18	
Public Health Nuisance Team	16 th May 18	
Health & Safety Team	16 th May 18	
Child Protection Team	16 th May 18	
Fire Authority	16 th May 18	
Public Health	16 th May 18	

3. COMMENTARY

3.1. Licensing Act 2003.

The Licensing Act 2003 states that any premises require a licence/certificate issued by the Council (premises licence/club premises certificate) where the following activities occur:-

Provision of regulated entertainment

- a) Plays. (Where the audience exceeds 500 people)
- b) Films.
- c) Indoor sporting events. (Where the audience exceeds 1000 people)
- d) Boxing or wrestling entertainment.
- e) Live music. (subject to the Live Music Act 2013 exemptions)
- f) Recorded music.
- g) Performances of dance. (Where the audience exceeds 500 people)

Provision of late night refreshment (between 2300hrs and 0500hrs).

Supply of alcohol (on and off sales).

The supply of alcohol by or on behalf of a club to, or to the order of, a member of the club.

The sale by retail of alcohol by or on behalf of a club to a guest of a member of the club for consumption on the premises where the sale takes place.

Licences/Certificates may be issued subject to any terms, conditions or restrictions the Council feels are appropriate to address any or all of the four licensing objectives.

The Council has previously agreed Bromley's Statement of Licensing Policy for the Period 2016 – 2021.

The Licensing Sub-Committee must consider the Statement of Licensing Policy and any Special Policy of Cumulative Impact currently in force when making any decisions in respect of these applications.

Members' attention is drawn to the following parts of the policy which are relevant to this application

Not Applicable

Description of the Premises

The premise sits on the forecourt to Kent House Station and is a large detached double fronted premises. It has been in existence for approx. 6month and has operated as a coffee shop throughout. No previous licence has been in place for the premises. It currently has a pavement licence issued by the highways department to use the frontage for external consumption of food and drink (non-alcoholic). Its current opening hours are 0700hrs to 1800hrs

Licensing History

The premises have not been previously licenced under the Licensing Act 2003.

Details of the Application

This application is for a new premises licence for the Retail Sale of Alcohol 7 days a week as shown in appendix 1 (application form) are :

Mon and Tue 1200 to 1900

Wed to Fri 1200 to 2100

Sat and Sun 1200 to 1800

ON sales only

No seasonal Variation applied for.

Representations

During the public consultation period the Council received 12 representations against the application and 6 letters of Support. Copies of these are contained in appendix 2 and 3

4. IMPACT ON VULNERABLE ADULTS AND CHILDREN

- 4.1 Licensing regimes provide for additional controls through specific permissions to undertake activities. Both the Licensing Act 2003 and Gambling Act 2005 contain licensing objectives which seek to protect particular vulnerable groups. In the case of the Licensing Act 2003 it seeks to protect children from harm whereas the licensing objectives under the Gambling Act 2005 are wider and seek to protect children and vulnerable adults from being harmed or exploited.
- 4.2 Businesses and the Council are required to promote these objectives in the way they operate or make decisions.
- 4.3 Details of applications under both Acts are referred to the appropriate safeguarding teams for comment.

5. POLICY IMPLICATIONS

- 5.1 Both the Licensing Act 2003 and the Gambling Act 2005 require the Council to prepare, consult on and publish statements of their licensing policy. These must be reviewed at least every 5 years under the Licensing Act and 3 years under the Gambling Act.
- 5.2 Members should make decisions in accordance with these policies but are free to depart from them with good reason.
- 5.3 The current policies are -
 - Statement of Licensing Policy 2016 – 2021
http://www.bromley.gov.uk/downloads/file/226/statement_of_licensing_policy_2016-2021
 - Statement of Gambling Policy 2016-2019
http://www.bromley.gov.uk/downloads/file/325/gambling_policy

6. FINANCIAL & LEGAL IMPLICATIONS

- 6.1 There are rights of appeal to the Magistrates Court against the decision of the Sub-Committee under both the Licensing and Gambling Acts. If an appeal were to be lodged there are costs associated with defending it. These are difficult to quantify and the Courts can award costs. In the event of a successful appeal we could pay the costs of the appellant as well as our own. Equally if we successfully defended an appeal, it is open to the Court to order our costs to be paid by the appellant.
- 6.2 Parties involved in a hearing before a Sub-Committee can also seek a Judicial Review if the Local Authority has failed to administer the hearing in accordance with proper procedures.
- 6.3 The Council has adopted a procedure for the conduct of hearings.

Non-Applicable Sections:	Personnel and Procurement implications
Background Documents: (Access via Contact Officer)	Soft File Computer based records

Appendix 1

Application Form



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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

~~By~~ We Jill & Luke NUGEMANN
(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
KENT HOUSE COFFEE & FLOWERS PLAWSFIELD ROAD. BECKENHAM, KENT			
Post town	BROMLEY	Postcode	BR3 1JD

Telephone number at premises (if any)	—
Non-domestic rateable value of premises	£ TBA. UNDER £12K

Part 2 - Applicant details

Please state whether you are applying for a premises licence as Please tick as appropriate

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
 - i as a limited company/limited liability partnership please complete section (B)
 - ii as a partnership (other than limited liability) please complete section (B)
 - iii as an unincorporated association or please complete section (B)
 - iv other (for example a statutory corporation) please complete section (B)
- c) a recognised club please complete section (B)
- d) a charity please complete section (B)

- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
 - statutory function or
 - a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input checked="" type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)
Surname NIGGEMANN		First names JILL MARGARET		
Date of birth 08/08/51		I am 18 years old or over <input checked="" type="checkbox"/> Please tick yes		
Nationality BRITISH				
Current residential address if different from premises address		30 GREAT THRIFT, PETTS WOOD, KENT		
Post town	BROMLEY	Postcode	BS5 1NG	
Daytime contact telephone number		07399 024028		
E-mail address (optional)		jniggemann@btinternet.com		

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)
Surname NIGGEMANN		First names LUISE ALEXANDER		

Date of birth 04/10/81		I am 18 years old or over <input checked="" type="checkbox"/> Please tick yes	
Nationality BRITISH			
Current postal address if different from premises address		26 EDEN PARK AVENUE BRICEHAM. KENT	
Post town	BROMLEY	Postcode	BR3 3HN
Daytime contact telephone number		07399 024028	
E-mail address (optional)	/		

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD MM YYYY

2	5	0	9	2	0	1	8
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If you wish the licence to be valid only for a limited period, when do you want it to end?

DD MM YYYY

Please give a general description of the premises (please read guidance note 1)

A detached, period property, adjacent to Kent House Station..

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

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

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)



In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue			State any seasonal variations for performing plays (please read guidance note 5)		
Wed					
Thur			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri					
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	Please give further details here (please read guidance note 4)					
Mon								
Tue								
Wed						State any seasonal variations for the exhibition of films (please read guidance note 5)		
Thur								
Fri						Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat								
Sun								

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>		
Day				Start	Finish	Outdoors	<input type="checkbox"/>
Mon				Please give further details here (please read guidance note 4)			
Tue							
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)				
Thur							
Fri			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 6)				
Sat							
Sun							

E

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)			
Mon						
Tue						
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)			
Thur						
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)			
Sat						
Sun						

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	
Day	Start	Finish	Indoors	<input type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4)	
Tue			<u>Please give further details here</u> (please read guidance note 4)	
Wed			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)	
Thur			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)	
Fri			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)	
Sat				
Sun			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)	

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 4)		
Tue			State any seasonal variations for the performance of dance (please read guidance note 5)		
Wed			Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 6)		
Thur					
Fri					
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input checked="" type="checkbox"/>
Day	Start	Finish		Off the premises	<input type="checkbox"/>
Mon			<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5) Subject to seasonal variations, to be confirmed, once the business is established.	Both	<input type="checkbox"/>
	12.00	19.00			
Tue					
	12.00	19.00			
Wed					
	12.00	21.00			
Thur				<u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 6) N/A	
	12.00	21.00			
Fri					
	12.00	21.00			
Sat					
	12.00	18.00			
Sun					
	12.00	18.00			

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

Name	LUKE ALEXANDER NIGGE E MANN		
Date of birth	04/10/61		
Address	26 BEDEN PARK AVENUE BECHENHAM, KENT		
Postcode	BR3 3HN		
Personal licence number (if known)	Q.No. 500/9974/7 Cert.No: PLH1201227		
Issuing licensing authority (if known)	HIGHFIELD SAFETY MARK		

□□□□

K

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

N/A

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	
Mon	07.00	19.00	See section J.
Tue	07.00	19.00	
Wed	07.00	21.00	
Thur	07.00	21.00	
Fri	07.00	21.00	
Sat	08.00	18.00	
Sun	10.00	18.00	

M Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

Ensure responsible consumption of alcohol & behaviour at all times.

b) The prevention of crime and disorder

No late night drinking. Providing a quiet & pleasant environment.

c) Public safety

Small premises, quiet, residential area. Limited alcohol on sale.

d) The prevention of public nuisance

Control to ensure a peaceable environment; & responsible behaviour.

e) The protection of children from harm

Children should be in bed & young adults will be challenged to provide proof of age if in doubt.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15).

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

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

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). If signing on behalf of the applicant, please state in what capacity.

Luke Niggen

Declaration	<ul style="list-style-type: none"> [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)
Signature	<i>Am Nigga</i>
Date	3/5/2018
Capacity	JOINT APPLICANT.

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	<i>Luke Nigga</i>
Date	3/5/2018
Capacity	JOINT APPLICANT.

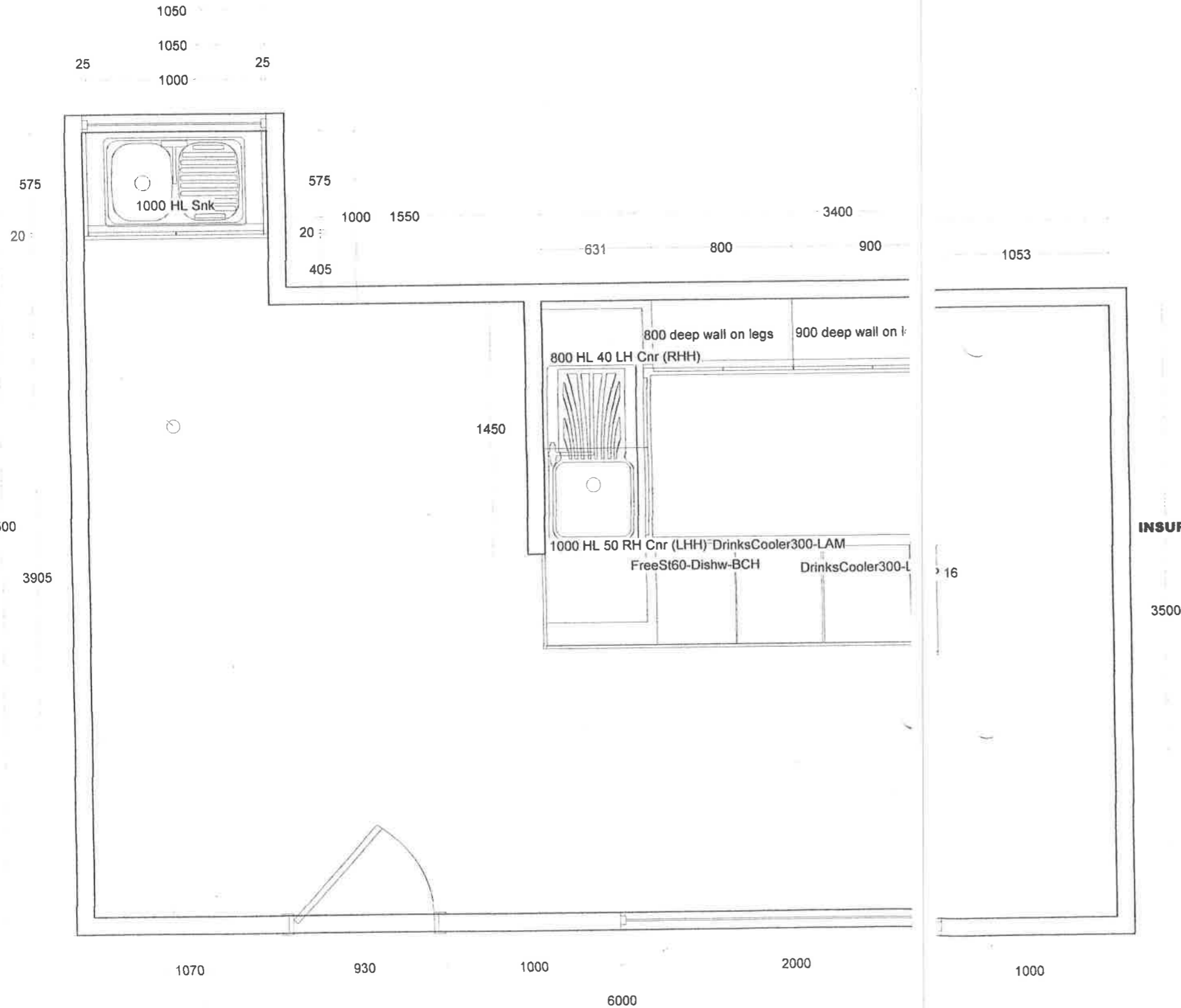
Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)

See Section A

Post town	<i>BROMLEY</i>	Postcode	<i>BR3 1D</i>
Telephone number (if any)	<i>07399</i>	<i>024028</i>	
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

Notes for Guidance

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



**BEFORE COMMENCEMENT OF
KITCHEN INSTALLATION
ALL MEASUREMENTS TO BE CHECKED
AGAINST ORIGINAL PLANS
(COPIES CAN BE PROVIDED BY REQUEST BY BRANCH)**

**QUOTE SHOULD BE CHECKED AGAINST PLAN
BEFORE DELIVERY.
IF UNSURE OF ANYTHING PLEASE CALL
THE BRANCH ON 02086509724
BEFORE INSTALLATION COMMENCES.**

**ALL MISSING OR DAMAGED
PRODUCTS MUST BE REPORTED
WITHIN 7 DAYS OF DELIVERY.
CHARGES MAY APPLY OTHERWISE.
ALL RETURNS TO BE IN ORIGINAL
PACKAGING IN REASONABLE CONDITION.**

**IT IS THE RESPONSIBILITY OF THE FITTER TO
INSURE ALL MEASUREMENTS AND DIMENSIONS ARE CORRECT BEFORE BUILDING COMMENCES**

Appendix 2

Objections

Dear Sir/Madam

Re: Application 18/00351/LAPRE

We are writing to express our opposition to the proposed licence. We are householders in Barnmead Road and our property abuts the rear of the Kent House Coffee & Flowers shop. As the application recognises this is a residential area. We had no objection to the opening of retail premises in such close proximity to our house. However, we believe that the sale of alcohol brings with it a completely different dimension.

The shop is directly beside Kent House Station. The station is used virtually constantly by school children both commuting and utilising the embankment tunnel. The proposed opening hours from 12.00 Monday to Sunday will bring school children into direct contact with the consumption of alcohol both during lunch time and on their way home. This cannot be avoided. This cannot be appropriate.

The same could be said of parents traversing this route with small children as they are taken to adjacent nurseries.

We appreciate the sentiment that good order would be maintained but both Barnmead Road and Plawsfield Road are not roads that are heavily policed either by foot or car patrols. Moreover, as the premises are tucked away to the side of the Station it is not even visible to passing patrols on Beckenham Road, which in itself is approximately 100m away. What level of staffing is proposed when so little immediate policing is available?

We have already stated the proximity of our property to the shop. Please bear in mind that there are a number of other residential properties equally as close. Unfortunately, we cannot believe that the consumption of alcohol will be undertaken in the same relaxed manner as drinking a coffee. Noise levels will undoubtedly rise. Is it realistic to expect all drinkers/smokers to refrain from going outside because that is what the application implies?

The station generates much foot traffic constantly and in surges at peak hours. All these people pass in close proximity to the shop. The premise is also close by the turning circle for drivers dropping off/picking up rail users. Public Safety would be an issue.

The nearest public house to the station is presently in Penge approximately 5 minutes away. Is there really the necessity for another licensed premises in such close proximity?

Non-resident parking in both Plawsfield and Barnmead Roads has been a problem historically. Limited parking restrictions are only imposed Monday to Friday until such time as the proposed alcohol sales commence. Is there not the possibility that the granting of a licence would see both an increase in traffic and consequential demand for parking?

We believe that our objections to the granting of a licence are valid. It is our considered opinion that an alcohol licence will change the dynamics of what is first and foremost a residential road. We hope our views are considered.

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 12:44 AM on 11 Jun 2018 from.

Application Summary

Address: Kent House Plawsfield Road Beckenham BR3 1JD

Proposal: Premises Licence

Case Officer: Steve Phillips

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Crime and Disorder
- Noise Disturbance
- Opening Hours
- Public Nuisance

Comments: 12:44 AM on 11 Jun 2018 My home is in close proximity to the coffee shop that has applied for a licence to sell alcohol. I am concerned that additional customers, the sale of alcohol and extended business hours will generate excessive noise in an otherwise quiet residential area.

Noise not only from within the premises but from customers drinking outside on the public pavement and while arriving and leaving. Also noise generated when the cafe is closing up, removing their outside furniture from the pavements to store away and when receiving bottled deliveries. Additionally the cafe's disposal of bottles and bottle refuse waste collections.

I also have concerns regarding crime and social disorder, with known links between alcohol consumption and related crime and social disorder.

The cafe is a small premises and seems to have no outside space; their provision of a smoking area, refuse bin, seating and flower sales on the pavement outside the cafe and the station area, has resulted in difficulty for passing pedestrians, particularly those with wheelchairs, buggies and children, causing them to need to enter the road at times. Plawsfield Road is a route to Kent House station, the park and three local schools. Extended opening times, increased customers and the consumption of alcohol would presumably exacerbate this situation.

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:48 PM on 05 Jun 2018 from

Application Summary

Address: Kent House Plawsfield Road Beckenham BR3 1JD

Proposal: Premises Licence

Case Officer: Steve Phillips

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Crime and Disorder
- Noise Disturbance
- Public Nuisance

Comments: 10:48 PM on 05 Jun 2018 Barnmead Road is a quiet residential road, part of a conservation area. It is not a suitable place to have a bar serving alcohol. There are no other similar premises around. This is a cafe - it doesn't have the capacity to sell proper food other than snacks. It is not in a suitable position to be a bar. The noise and nuisance to residents could be high - and it is a betrayal of the conservation and residential status of the road. This is a residential area - a small cafe serving the station is just about in keeping with the ambience and environment but a bar serving alcohol is a big step too far.

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:36 PM on 05 Jun 2018 from.

Application Summary

Address: Kent House Plawsfield Road Beckenham BR3 1JD

Proposal: Premises Licence

Case Officer: Steve Phillips

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Local Resident

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Crime and Disorder
- Noise Disturbance
- Public Nuisance

Comments: 10:36 PM on 05 Jun 2018 Affects this will have on the immediate environment and Barnmead Road Community as a whole. Having lived at the address for 40 years plus

- I object strongly to licensing alcohol becoming part of our unadopted road.

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:03 PM on 05 Jun 2018 from.

Application Summary

Address: Kent House Plawfield Road Beckenham BR3 1JD

Proposal: Premises Licence

Case Officer: Steve Phillips

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Child Protection
- Noise Disturbance
- Opening Hours
- Public Nuisance

Comments: 5:03 PM on 05 Jun 2018 Children pass the café on returning from school and travelling to and from the station on outings, passing drinkers who may have had too much, hanging around.
The pavement is blocked by the cafe's chairs and tables so that pushchairs, wheelchairs, pedestrians and elderly have to walk in the road to pass.
The premises is situated at the bottom of houses and gardens of residencies in Barnmead Rd. which will cause noise disturbances to our neighbours, especially at closing time and the noise of bottles being thrown into the bins outside.
Opening hours could be extended in future.
Barnmead Rd. is a quiet, residential street and the café alone does not offend.

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:21 PM on 08 Jun 2018 from.

Application Summary

Address: Kent House Plawfield Road Beckenham BR3 1JD

Proposal: Premises Licence

Case Officer: Steve Phillips

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Noise Disturbance
- Opening Hours
- Parking
- Public Nuisance
- Public Safety
- Traffic

Comments: 7:21 PM on 08 Jun 2018 We object to Kent House Coffee & Flowers being granted a licence on the basis that the consumption of alcohol will undoubtedly subject us to a generally increased level of noise and nuisance, and therefore result in less enjoyment of our garden and general property.
A significant increase in the frequency of revellers congregating on the public highway behind our garden fence and right of way access will have an adverse effect on noise, nuisance and indeed security and public safety. Currently, the separating fence is in traditional featheredge timber construction in keeping with the conservation area status and suitable for relatively quiet residential areas.
The outdoor seating currently in place will have an exacerbating effect on the above, especially during warmer days and late evenings.

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:01 PM on 11 Jun 2018 from.

Application Summary

Address: Kent House Plawsfield Road Beckenham BR3 1JD

Proposal: Premises Licence

Case Officer: Steve Phillips

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Local Resident

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Crime and Disorder
- Noise Disturbance
- Opening Hours
- Parking
- Traffic

Comments: 2:01 PM on 11 Jun 2018 As the owner of a house very near by to the establishment, myself and my husband are concerned about additional noise in a residential street. We have two young children and do not want further noise disturbance and potentially rowdy behaviour during the early evenings. There may well also be an increase in traffic and parking within the close vicinity.

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:22 PM on 08 Jun 2018 from

Application Summary

Address: Kent House Plawfield Road Beckenham BR3 1JD

Proposal: Premises Licence

Case Officer: Steve Phillips

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Child Protection
- Crime and Disorder
- Noise Disturbance
- Public Nuisance
- Public Safety

Comments: 4:22 PM on 08 Jun 2018 A: Unsure how this objective can be achieved in this very quiet residential area.
B: Early evening is when the amenity of local residents is likely to be reduced by the noise of customers sitting outside, and leaving the premises.
C: how would the alcohol on sale be limited
D: Noise nuisance in this quiet area. Noise from disposal of bottles into recycling units. Plawfield Road is now often used as a toilet will the premises provide adequate toilet facilities.
E: I fail to understand why children should be in bed between the hours of 12 and 6pm. The later hours of 12-9pm children could only be expected to be in bed for the later 2 hours. Additionally there are two primary schools and one secondary school in the immediate vicinity.

Generally the café is a welcome addition to the neighbourhood but with the close proximity to houses and garden and the currently very quiet nature of the street, it would appear to be an inappropriate location to grant a licence to sell alcohol at these premises.

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:42 PM on 05 Jun 2018 from.

Application Summary

Address: Kent House Plawsfield Road Beckenham BR3 1JD

Proposal: Premises Licence

Case Officer: Steve Phillips

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Child Protection
- Noise Disturbance
- Opening Hours
- Public Nuisance

Comments: 4:42 PM on 05 Jun 2018 During the proposed licencing hours, children are walking past returning from school and to and from trains at the station for outings. There is no access along the pavement for pushchairs, wheelchairs, pedestrians or elderly due to café chairs and tables. People drinking alcohol become noisy disturbing residents in this quiet, residential street. The premises is at the end of houses and gardens of residents in Barnmead Rd. who will be disturbed by drinkers being noisy and then the disposal of bottles into their bin outside. The proprietors could extend the opening hours in future.

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:05 PM on 28 May 2018 from.

Application Summary

Address: Kent House Plawsfield Road Beckenham BR3 1JD

Proposal: Premises Licence

Case Officer: Steve Phillips

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Local Resident

Stance: Customer objects to the Licensing Application

Reasons for comment: - Noise Disturbance

Comments: 2:05 PM on 28 May 2018 We are very concerned about the knock on effect of associated noise that would come with this, especially for our neighbours that are closest to Kent House Coffee and Flowers. We don't object to a liquor license per se but the proposed extended hours into the evening are the problem. Whilst he says he is open to 9pm three day a week we have never seen the coffee shop open these hours since he started the business.

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:44 PM on 30 May 2018 from

Application Summary

Address: Kent House Plawfield Road Beckenham BR3 1JD

Proposal: Premises Licence

Case Officer: Steve Phillips

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Local Resident

Stance: Customer objects to the Licensing Application

Reasons for comment:
- Noise Disturbance
- Public Nuisance

Comments: 7:44 PM on 30 May 2018 As a near neighbour, I have concerns as to noise pollution and question why another licensed premises is needed locally, especially in such a quiet residential area.

Due to the location and site, I believe customers will drink outside the premises, causing a disturbance to those nearby and will continue for some time after the licensed sale hours.

The coming and going of patrons, with slamming doors and greetings and farewells, will undoubtedly cause noise and disturbance late into the evenings.

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:30 PM on 05 Jun 2018 from.

Application Summary

Address: Kent House Plawsfield Road Beckenham BR3 1JD

Proposal: Premises Licence

Case Officer: Steve Phillips

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Local Resident

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Crime and Disorder
- Noise Disturbance
- Opening Hours
- Public Safety

Comments: 8:30 PM on 05 Jun 2018 Proposed trading hrs and alcohol licence will negatively impact on local residents given such close proximity to local house. Concern re: noise disturbance and potential related issues with crime and disturbance. Size of premises may mean that drinking takes place largely outside of the premises - particularly in warm weather.

Appendix 3

Supporters

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:25 PM on 05 Jun 2018 from

Application Summary

Address: Kent House Plawsfield Road Beckenham BR3 1JD

Proposal: Premises Licence

Case Officer: Steve Phillips

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Local Resident

Stance: Customer made comments in support of the Licensing Application

Reasons for comment: - No Objection

Comments: 4:25 PM on 05 Jun 2018

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:39 PM on 29 May 2018 from.

Application Summary

Address: Kent House Plawsfield Road Beckenham BR3 1JD

Proposal: Premises Licence

Case Officer: Steve Phillips

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Local Resident

Stance: Customer made comments in support of the Licensing Application

Reasons for comment:

- Fitness of Licence Applicant
- No Objection
- Opening Hours

Comments: 8:39 PM on 29 May 2018 i support this application

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:47 AM on 06 Jun 2018 from.

Application Summary

Address: Kent House Plawfield Road Beckenham BR3 1JD

Proposal: Premises Licence

Case Officer: Steve Phillips

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Local Resident

Stance: Customer made comments in support of the Licensing Application

Reasons for comment: - No Objection

Comments: 9:47 AM on 06 Jun 2018 I received a note from one of my residents on Barnmead stating that 'many' residents in close proximity object to Kent House Coffee shop selling alcohol. This couldn't be further from the truth. I have endorsed the owners application for a licence from the get go and actively encouraged him to do so as have others on the road. We think it's fantastic for the area, the coffee shop alone is not going to allow the owner to make enough money to stay open and we feel that would be a huge shame. The building has been closed for years, now finally it is open and the owners have poured such love and attention to the building restoring it beautifully. They are very sensitive to the area and only wish to seek alcohol till 9pm, they do not want a loud boozy atmosphere. It will be somewhere extremely pleasant to sit and chat after work and actually help get to know one's neighbors, at the moment I have no idea who is objecting to this wonderful venture. The owners invited the whole street to discuss the selling of alcohol, so I'm upset and disappointed that other residents only now are trying to prevent this from happening after the owners have been so open and sensitive to the situation.

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:31 AM on 06 Jun 2018 from.

Application Summary

Address: Kent House Plawsfield Road Beckenham BR3 1JD

Proposal: Premises Licence

Case Officer: Steve Phillips

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: Local Resident

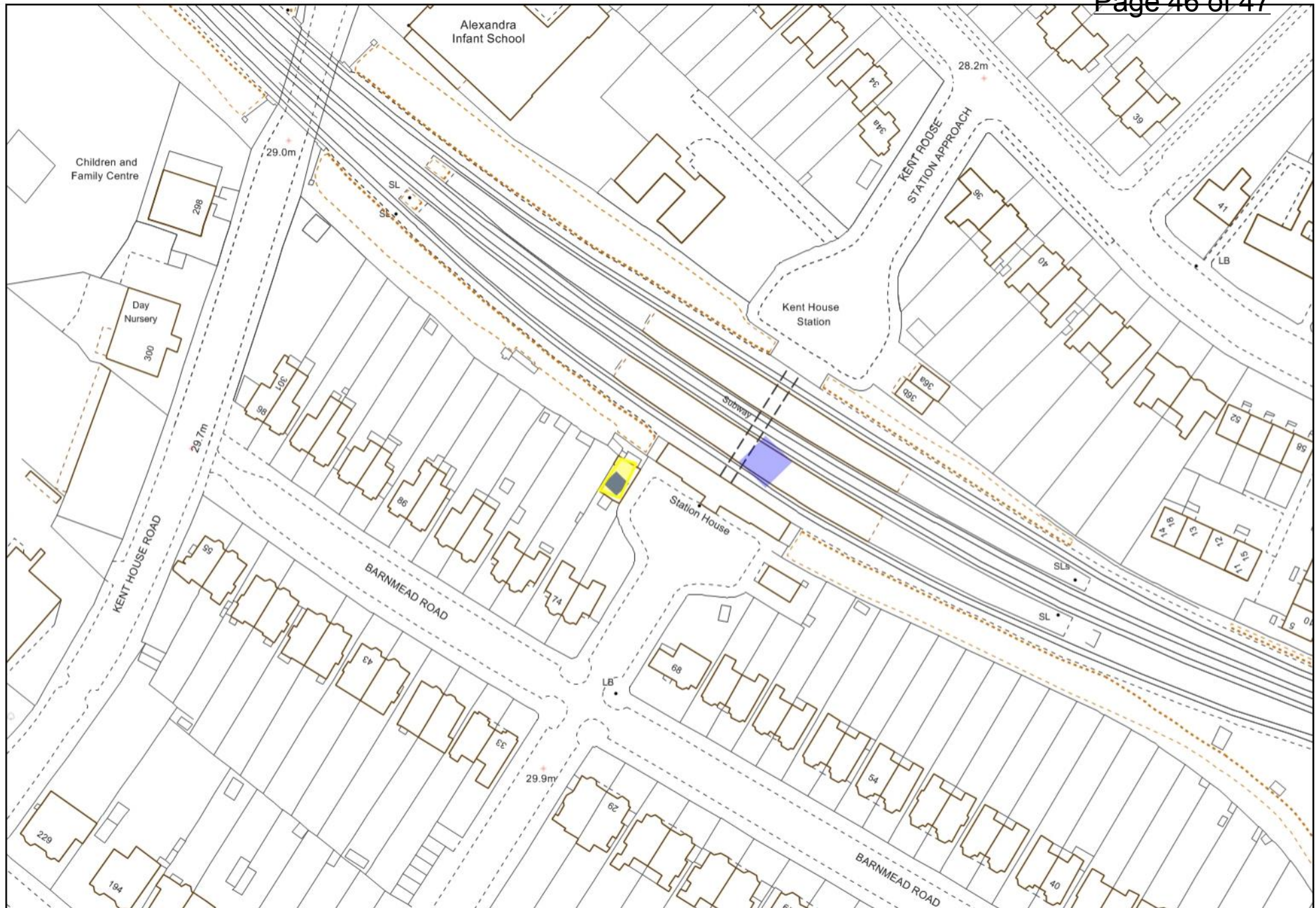
Stance: Customer made comments in support of the Licensing Application

Reasons for comment: - No Objection

Comments: 10:31 AM on 06 Jun 2018

Appendix 4

Map and Photos





KENT HOUSE

COFFEE & FLOWERS

W

1887

Part-time
barista
required

