

Report No.
ES20322

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: LICENSING SUB-COMMITTEE

Date: 26th October 2023

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

Title: APPLICATION FOR A NEW PREMISES LICENCE AT
BELLA VISTA 85 - 89 ELMERS END ROAD BECKENHAM
BR3 4SY

Contact Officer: Steve Phillips, Nuisance, ASB, Health & Safety and Licensing Manager
Tel: 020 8313 4659 E-mail: steve.phillips@bromley.gov.uk

Chief Officer: Colin Brand Director: Environment and Community Services

Ward: Clock House

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 2021 to 2026 and written and oral representations by the applicant and objectors.

Members can

1. Grant the licence
2. Grant the licence with the addition of conditions necessary to promote any of the licensing objectives
3. Exclude from the scope of the licence any of the licensable activities to which the application relates
4. Refuse to specify a person in the licence as the premises supervisor
5. Reject 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 2021 to 2026.

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: Public Protection and Portfolio
 4. Total current budget for this head: £2.4M
 5. Source of funding: 2023/2024
-

Personnel

1. Number of staff (current and additional): 1 Licensing Officers supported by 3.5 FTE admin
 2. If from existing staff resources, number of staff hours: Not Applicable
-

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
-

Property

1. No property implications for this application/licence.
-

Carbon Reduction and Social Value

1. Summary of Carbon Reduction/Sustainability Implications: There are no significant implications.
-

Customer Impact

1. When considering and making a determination on this application Members need to balance the benefits of holding the licence against any adverse effects to the Public, Local Residents and Businesses by considering its impact against the licensing objectives
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? **Yes**. Ward Members were notified about the application by email on 4th August 2023.
 2. Summary of Ward Councillors' comments: **No comments** were received from Ward Councillors regarding this application.
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Responsible Authorities Views

1. Have Responsible Authorities been asked for comments? **Yes**. They were notified about the application by email on 4th August 2023.
 2. Summary of Responsible Authorities comments: **No comments** were received from Responsible Authorities.
-

Residents and interested parties

5 representations were received in support of the application and 4 representations were received from local residents objecting to the application.

These objections can be found in **Appendix 3**.

3. COMMENTARY

3.1. Licensing Act 2003.

The Licensing Act 2003 states that any premises requires 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 2021 – 2026.

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.

Description of the Premises

The restaurant sits on the ground floor of a three storey building. There is a large private forecourt to the front of the premises. The upper 2 floors of the building are residential properties which are accessed through the covered forecourt.

Elmers End Road is a busy street with numerous business and residential properties in close proximity.

A satellite image and street view of the premises can be found in **Appendix 5**.

Licensing History

Whilst this is an application for a new premises licence, there is a current licence in force at the premises. The premises was previously a restaurant trading a 'SE Twenty'. The premises licence was transferred to Bella Vista Beckenham Ltd in June 2023.

A copy of the current licence can be found at **Appendix 2**.

Details of the Application

This is an application for a new premises licence for the sale of alcohol on the premises, to provide Late Night Refreshment, recorded and live music, performance of dance and similar activities as summarised in the table below.

Licensable Activity	Current Hours	Proposed Hours	Times agreed with Police
Sale of alcohol	Mon - Sun 12:00 – 21:30	Mon - Sun 09:00 – 0:00	Mon – Thurs & Sun 09:00hrs – 22:30hrs Fri & Sat 09:00hrs – 23:30hrs
Live Music	Not authorised on current licence	Mon - Sun 09:00 – 23:30	N/A
Recorded Music	Mon - Sun 10:00 – 21:30	Mon - Sun 12:00 – 23:30	N/A
Performance of Dance	Not authorised on current licence	Mon - Sat 12:00 – 23:30 Sun 12:00 – 23:00	N/A
Late Night Refreshment	Not authorised on current licence	Mon - Sun 23:00 – 00:00	N/A
Opening Hours	Mon - Sun 06:30 – 22:00	Mon - Sun 09:00 – 00:30	Mon – Thurs & Sun 09:00hrs – 23:00hrs Fri & Sat 09:00hrs – 00:00hrs

A full copy of the application form and plan can be found in **Appendix 1**.

Representations

During the public consultation period the Council received a total of 9 representations, 5 of which were in support of the application and 4 in objection to it.

All of the representations can be found in **Appendix 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. None were received in this instance.

5. TRANSFORMATION / 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 2021 - 2026
 - Statement of gambling policy 2022 - 2025

6. FINANCIAL IMPLICATIONS

- 6.1 There are rights of Judicial Review and 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.

7. PERSONNEL IMPLICATIONS

- 7.1 Number of staff (current and additional): 1 Licensing Officers supported by 3.5 FTE Administration Staff.
- 7.2 If from existing staff resources, number of staff hours: A licensing application typically takes 7hrs professional officer time and 5hrs administration time.

8. LEGAL IMPLICATIONS

- 8.1 Any Parties involved in a hearing before a Sub-Committee can seek a Judicial Review if the Local Authority has failed to administer the hearing in accordance with proper procedures.
- 8.2 Any Party involved with the hearing before licensing subcommittee can appeal any decision made at that hearing to the magistrate's court.
- 8.3 The Council has adopted a procedure for the conduct of hearings.

9. PROCUREMENT IMPLICATIONS

There are no procurement implications.

10. PROPERTY IMPLICATIONS

There are no property implications.

11. CARBON REDUCTION/SOCIAL VALUE IMPLICATIONS

There are neutral environmental and carbon reduction implications from the proposals contained in this report.

12. CUSTOMER IMPACT

See para. 4 and 11 and Appendix 3 of this report.

13 WARD COUNCILLOR / OTHER STATUTORY CONSULTEES VIEWS

13.1 No representations were received from Ward Councillors.

13.2 N/A.

13.3 Responsible Authorities Views

13.4 No representations were received from Responsible Authorities.

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

Responsible Authority	Date Notified	Comments
Metropolitan Police	4th August 2023	No response
Planning Authority	4th August 2023	No response
Trading Standards Service	4th August 2023	No response
Public Health Nuisance Team	4th August 2023	No response
Health & Safety Team	4th August 2023	No objection
Child Protection Team	4th August 2023	No response
Fire Authority	4th August 2023	No objection
Public Health	4th August 2023	No response

Note: Whilst the police did make any representations to the Licensing Authority, they did contact the applicant directly and requested that a number of conditions be voluntarily added to the licence and amendments to the activity times. The applicant agreed to these conditions and timings which can be found at **Appendix 4**.

13.5 Residents and interested parties

9 representations were received in from local residents, 5 of which were in support of the application and 4 were in objection to it.

Full details of all representations can be found in **Appendix 3**.

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

Appendix 1

Application Form & Premises Plan

Application for a Premises Licence under the Licensing Act 2003

Please read the following instructions first –

- Use the Extra Page at the end of the form to provide further details if necessary
- When it is complete you can submit the form directly to us – click on the Submit Form button. You may wish to print and keep a copy of the completed form for your records. For help information about filling in this type of electronic form, click on the help information button
- [Please read the available information on the Licensing Act 2003](#)
- [Before completing this form please read the guidance notes](#)

What district/local area are you applying to?

I / We

Bella Vista Beckenham Ltd

(premises licence holder name)

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, ordinance survey map reference or description

85 - 89 Elmers End Road
Beckenham

Postcode

BR3 4SY

Telephone number of premises

Non-domestic rateable value of premises
(if you are unsure, you can use this [Government link for more information](#))

£225.00

Trading name of the business

Bella Vista Beckenham Ltd

Part 2 – Applicant Details

Please state whether you are applying for a premises licence as:

As a Limited Company

Please confirm:

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 His Majesty's prerogative

INDIVIDUAL APPLICANTS (fill in as applicable)

Title

First names

Surname:

Are you 18 years or older? Yes No

Date of Birth

Current postal address if different from premises address

Postcode

Daytime contact telephone number

Email address

SECOND INDIVIDUAL APPLICANT (IF APPLICABLE)

Title

First names

Surname

Date of Birth (you must be 18 years old or over)

Current postal address if different from premises address

Postcode

Daytime contact telephone number

Email address

OTHER APPLICANTS

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

Name

Qani Deiri

Address

85 - 89 Elmers End Road
Beckenham

BR3 4SY

Registered number (where applicable)

14934878

Description of applicant (for example, partnership, company, unincorporated association etc.)

Bella Vista Beckenham Ltd

Telephone number (if any)

Email address (optional)

Operating Schedule

When do you want the premises licence to start?

03/08/2023

If you wish the licence to be valid only for a limited period, when do you want it to end?

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

General description of premises

Italian Restaurant. Approx 100 Covers.
Some Music To Be Played.
Late Night Refreshment Required

Operating Schedule Continued

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

(Please see sections 1 of the Licensing Act 2003 and Schedule 1 and 2 to the Licensing Act)

Provision of regulated entertainment

- | | |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------|
| a) plays (if ticking yes, fill in box A) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input checked="" type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | <input checked="" type="checkbox"/> |
| g) performance of dance (if ticking yes, fill in box G) | <input checked="" type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input checked="" type="checkbox"/> |
|
 | |
| i) Provision of late night refreshment (if ticking yes, fill in box I) | <input checked="" type="checkbox"/> |
|
 | |
| j) Supply of alcohol (if ticking yes, fill in box J) | <input checked="" type="checkbox"/> |

In all cases complete boxes K, L and M (on the following pages)

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both? (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start time	Finish time	Please give further details here (please read guidance note 3)		
Mon	<input type="text"/>	<input type="text"/>			
	<input type="text"/>	<input type="text"/>			
Tues	<input type="text"/>	<input type="text"/>			
	<input type="text"/>	<input type="text"/>			
Wed	<input type="text"/>	<input type="text"/>	State any seasonal variations for performing plays (please read guidance note 4)		
	<input type="text"/>	<input type="text"/>			
Thur	<input type="text"/>	<input type="text"/>			
	<input type="text"/>	<input type="text"/>			
Fri	<input type="text"/>	<input type="text"/>			
	<input type="text"/>	<input type="text"/>			
Sat	<input type="text"/>	<input type="text"/>			
	<input type="text"/>	<input type="text"/>			
Sun	<input type="text"/>	<input type="text"/>			
	<input type="text"/>	<input type="text"/>			

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both? (please read guidance note 2)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start time	Finish time	Please give further details here (please read guidance note 3)					
Mon	<input type="text"/>	<input type="text"/>						
	<input type="text"/>	<input type="text"/>						
Tues	<input type="text"/>	<input type="text"/>						
	<input type="text"/>	<input type="text"/>						
Wed	<input type="text"/>	<input type="text"/>				State any seasonal variations for the exhibition of films (please read guidance note 4)		
	<input type="text"/>	<input type="text"/>						
Thur	<input type="text"/>	<input type="text"/>						
	<input type="text"/>	<input type="text"/>						
Fri	<input type="text"/>	<input type="text"/>	Non standard timings. Where you intend to use the premises for the exhibition of films at different times than those listed, please list (please read guidance note 5)					
	<input type="text"/>	<input type="text"/>						
Sat	<input type="text"/>	<input type="text"/>						
	<input type="text"/>	<input type="text"/>						
Sun	<input type="text"/>	<input type="text"/>						
	<input type="text"/>	<input type="text"/>						

C

Indoor Sporting Events Standard days and timings (please read guidance note 6)				
Day	Start time	Finish time	Please give further details here (please read guidance note 3)	
Mon	<input type="text"/>	<input type="text"/>		
	<input type="text"/>	<input type="text"/>		
Tues	<input type="text"/>	<input type="text"/>		
	<input type="text"/>	<input type="text"/>		
Wed	<input type="text"/>	<input type="text"/>		State any seasonal variations for indoor sporting events (please read guidance note 4)
	<input type="text"/>	<input type="text"/>		
Thur	<input type="text"/>	<input type="text"/>		
	<input type="text"/>	<input type="text"/>		
Fri	<input type="text"/>	<input type="text"/>	Non standard timings. Where you intend to use the premises for indoor sporting events at different times than those listed, please list (please read guidance note 5)	
	<input type="text"/>	<input type="text"/>		
Sat	<input type="text"/>	<input type="text"/>		
	<input type="text"/>	<input type="text"/>		
Sun	<input type="text"/>	<input type="text"/>		
	<input type="text"/>	<input type="text"/>		

D

Boxing or wrestling entertainment Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both? (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start time	Finish time	Please give further details here (please read guidance note 3)		
Mon	<input type="text"/>	<input type="text"/>			
	<input type="text"/>	<input type="text"/>			
Tues	<input type="text"/>	<input type="text"/>			
	<input type="text"/>	<input type="text"/>			
Wed	<input type="text"/>	<input type="text"/>	State any seasonal variations for boxing or wrestling entertainment (please read guidance note 4)		
	<input type="text"/>	<input type="text"/>			
Thur	<input type="text"/>	<input type="text"/>			
	<input type="text"/>	<input type="text"/>			
Fri	<input type="text"/>	<input type="text"/>	Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times than those listed, please list (please read guidance note 5)		
	<input type="text"/>	<input type="text"/>			
Sat	<input type="text"/>	<input type="text"/>			
	<input type="text"/>	<input type="text"/>			
Sun	<input type="text"/>	<input type="text"/>			
	<input type="text"/>	<input type="text"/>			

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both? (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start time	Finish time	Please give further details here (please read guidance note 3)		
Mon	<input type="text" value="09:00"/>	<input type="text" value="23:30"/>	Live and recorded music may be amplified, but will be secondary to the dining experience.		
	<input type="text"/>	<input type="text"/>			
Tues	<input type="text" value="09:00"/>	<input type="text" value="23:30"/>			
	<input type="text"/>	<input type="text"/>			
Wed	<input type="text" value="09:00"/>	<input type="text" value="23:30"/>	State any seasonal variations for performance of live music (please read guidance note 4)		
	<input type="text"/>	<input type="text"/>	New Years Eve until 0100 hours		
Thur	<input type="text" value="09:00"/>	<input type="text" value="23:30"/>	Non standard timings. Where you intend to use the premises for the performance of live music at different times than those listed, please list (please read guidance note 5)		
	<input type="text"/>	<input type="text"/>			
Fri	<input type="text" value="09:00"/>	<input type="text" value="23:30"/>			
	<input type="text"/>	<input type="text"/>			
Sat	<input type="text" value="09:00"/>	<input type="text" value="23:30"/>			
	<input type="text"/>	<input type="text"/>			
Sun	<input type="text" value="09:00"/>	<input type="text" value="23:30"/>			
	<input type="text"/>	<input type="text"/>			

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both? (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start time	Finish time	Please give further details here (please read guidance note 3)					
Mon	<input type="text" value="12:00"/>	<input type="text" value="23:30"/>						
	<input type="text"/>	<input type="text"/>						
Tues	<input type="text" value="12:00"/>	<input type="text" value="23:30"/>						
	<input type="text"/>	<input type="text"/>						
Wed	<input type="text" value="12:00"/>	<input type="text" value="23:30"/>				State any seasonal variations for playing recorded music (please read guidance note 4)		
	<input type="text"/>	<input type="text"/>				<input type="text" value="New Years Eve until 0100 hours"/>		
Thur	<input type="text" value="12:00"/>	<input type="text" value="23:30"/>						
	<input type="text"/>	<input type="text"/>						
Fri	<input type="text" value="12:00"/>	<input type="text" value="23:30"/>	Non standard timings. Where you intend to use the premises for the playing of recorded music at different times than those listed, please list (please read guidance note 5)					
	<input type="text"/>	<input type="text"/>	<input type="text"/>					
Sat	<input type="text" value="12:00"/>	<input type="text" value="23:30"/>						
	<input type="text"/>	<input type="text"/>						
Sun	<input type="text" value="12:00"/>	<input type="text" value="23:30"/>						
	<input type="text"/>	<input type="text"/>						

G

Performance of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both? (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start time	Finish time	Please give further details here (please read guidance note 3)					
Mon	<input type="text" value="12:00"/>	<input type="text" value="23:30"/>						
	<input type="text"/>	<input type="text"/>						
Tues	<input type="text" value="12:00"/>	<input type="text" value="23:30"/>						
	<input type="text"/>	<input type="text"/>						
Wed	<input type="text" value="12:00"/>	<input type="text" value="23:30"/>				State any seasonal variations for the performance of dance (please read guidance note 4)		
	<input type="text"/>	<input type="text"/>				<input type="text" value="New Years Eve until 0100 hours"/>		
Thur	<input type="text" value="12:00"/>	<input type="text" value="23:30"/>						
	<input type="text"/>	<input type="text"/>						
Fri	<input type="text" value="12:00"/>	<input type="text" value="23:30"/>	Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times than those listed, please list (please read guidance note 5)					
	<input type="text"/>	<input type="text"/>						
Sat	<input type="text" value="12:00"/>	<input type="text" value="23:30"/>						
	<input type="text"/>	<input type="text"/>						
Sun	<input type="text" value="12:00"/>	<input type="text" value="23:00"/>						
	<input type="text"/>	<input type="text"/>						

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing <div style="border: 1px solid black; height: 80px; width: 100%;"></div>	
			Will the entertainment take place indoors or outdoors or both? (please read guidance note 2)	
		Indoors	<input checked="" type="checkbox"/>	
		Outdoors	<input type="checkbox"/>	
		Both	<input type="checkbox"/>	
Day	Start time	Finish time	Please give further details here (please read guidance note 3)	
Mon	12:00	23:30	<div style="border: 1px solid black; height: 100%; width: 100%;"></div>	
Tues	12:00	23:30		
Wed	12:00	23:30		
Thur	12:00	23:30		
Fri	12:00	23:30		
Sat	12:00	23:30		
Sun	12:00	23:30		
			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) and (g) (please read guidance note 4) <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> New Years Eve until 0100 hours </div>	
			Non standard timings. Where you intend to use the premises for entertainment of a similar description to that falling within (e), (f) or (g) at different times than those listed, please list (please read guidance note 5) <div style="border: 1px solid black; height: 100%; width: 100%;"></div>	

I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both? (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start time	Finish time	Please give further details here (please read guidance note 3)					
Mon	<input type="text" value="23:00"/>	<input type="text" value="00:00"/>						
Tues	<input type="text" value="23:00"/>	<input type="text" value="00:00"/>						
Wed	<input type="text" value="23:00"/>	<input type="text" value="00:00"/>				State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur	<input type="text" value="23:00"/>	<input type="text" value="00:00"/>						
Fri	<input type="text" value="23:00"/>	<input type="text" value="00:00"/>	Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times than those listed, please list (please read guidance note 5)					
Sat	<input type="text" value="23:00"/>	<input type="text" value="00:00"/>						
Sun	<input type="text" value="23:00"/>	<input type="text" value="00:00"/>						

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption: (please read guidance note 2)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start time	Finish time	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Mon	<input type="text" value="09:00"/>	<input type="text" value="00:00"/>	New Years Eve until 0030 hours		
	<input type="text"/>	<input type="text"/>			
Tues	<input type="text" value="09:00"/>	<input type="text" value="00:00"/>			
	<input type="text"/>	<input type="text"/>			
Wed	<input type="text" value="09:00"/>	<input type="text" value="00:00"/>			
	<input type="text"/>	<input type="text"/>			
Thur	<input type="text" value="09:00"/>	<input type="text" value="00:00"/>			
	<input type="text"/>	<input type="text"/>			
Fri	<input type="text" value="09:00"/>	<input type="text" value="00:00"/>			
	<input type="text"/>	<input type="text"/>			
Sat	<input type="text" value="09:00"/>	<input type="text" value="00:00"/>			
	<input type="text"/>	<input type="text"/>			
Sun	<input type="text" value="09:00"/>	<input type="text" value="00:00"/>			
	<input type="text"/>	<input type="text"/>			

State the name and details of the individual whom you wish to specify on the licence as Designated Premises Supervisor (DPS).

Title	Mr
First Name(s)	QANI
Surname	DEMIRI
Date of Birth	
Address	
Postcode	
Personal licence number	
Issuing licensing authority	

Please print the 'Consent of individual to being specified as premises supervisor' form and have the person specified above sign and confirm the details given.

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 8)

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)	
Day	Start time	Finish time		
Mon	<input type="text" value="09:00"/>	<input type="text" value="00:30"/>	New Years Eve until 0130 hours	
	<input type="text"/>	<input type="text"/>		
Tues	<input type="text" value="09:00"/>	<input type="text" value="00:30"/>		
	<input type="text"/>	<input type="text"/>		
Wed	<input type="text" value="09:00"/>	<input type="text" value="00:30"/>		Non standard timings. Where you intend to use the premises to be open to the public at different times than those listed, please list (please read guidance note 5)
	<input type="text"/>	<input type="text"/>		
Thur	<input type="text" value="09:00"/>	<input type="text" value="00:30"/>		<input type="text"/>
	<input type="text"/>	<input type="text"/>		
Fri	<input type="text" value="09:00"/>	<input type="text" value="00:30"/>		
	<input type="text"/>	<input type="text"/>		
Sat	<input type="text" value="09:00"/>	<input type="text" value="00:30"/>		
	<input type="text"/>	<input type="text"/>		
Sun	<input type="text" value="09:00"/>	<input type="text" value="00:30"/>		
	<input type="text"/>	<input type="text"/>		

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 9)

The premises will be predomantly a restaurant and a family run operation.

Standing drinking will be allowed but will be limited to a small number of customers and those waiting for a table.

b) The prevention of crime and disorder

A CCTV system is to be installed and recorded images will be stored for a minimum of 28 days.

Cameras will be placed inside and outside to fully cover the premises and outside area.

All staff will carryout induction training which will include, licensing Act 2003 and Challenge 25.

A refusals log to be in place at the premises.

Zero tolerance will be taken to drugs and anti social behaviour.

An incident register will be maintained at the premises,

c) Public safety

All gas and electric safty certificates are and will be kept up to date

d) The prevention of public nuisance

Customers will be asked to leave the premises quietly and with regard for local residents in respect of noise.

No regulated Entertainment will take place externally in any part of the premises.

e) The protection of children from harm

A challenge 25 policy will be iplemented and staff will be trained

I have enclosed the plan of the premises (See [section 2.9](#) of this guidance)

I have enclosed the consent form

I understand I must now advertise my application

I understand that if I do not comply with the above requirements my application will be rejected

I am applying as an individual rather than a business / limited company and have enclosed proof of my entitlement to work in the UK (for information on what you can provide as evidence, [please reference our evidence guidance notes](#))

Please attach evidence using the 'Upload & Attach Files' button.

Types of files accepted as attachments: gif, jpg, jpeg, tif, tiff, bmp, png and pdf.

Please ensure that the documents you attach are complete and easy to read. If documents are incomplete or are difficult to read this may result in a delay in your application.

Declaration (please read guidance note 10)

[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.

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.

Confirmation of applicant or applicant’s solicitor or other duly authorised agent. (See guidance note 11) **If confirming on behalf of the applicant please state in what capacity.**

Confirmation

Name

Date

Capacity (owner, director etc.)

For joint applications confirmation of 2nd applicant or 2nd applicant’s solicitor or other authorised agent (please read guidance note 12) **If confirming on behalf of the applicant please state in what capacity.**

Confirmation

Name

Date

Capacity (owner, director etc.)

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)

Name

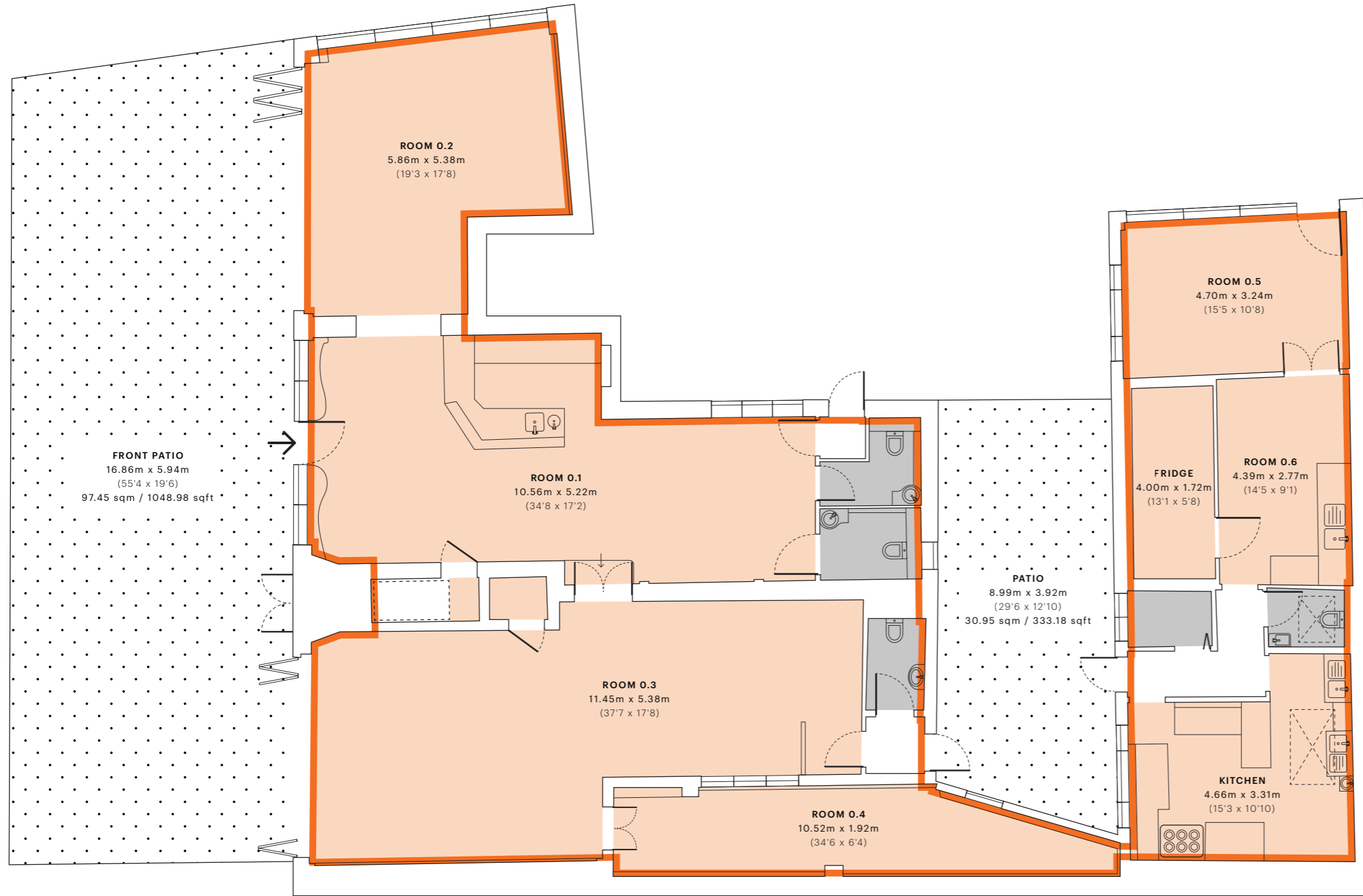
Address

Postcode

Telephone number (if any)

If you would prefer us to correspond with you by email, your email address (optional)

Use this page if there is any other information that you think we should know about.
Information entered on this page will be sent to us, along with the data on the rest of the form when you use the "Submit" option.



GROUND FLOOR

Legend

- GIA
224.07 Sq M / 2,411.9 Sq Ft
- NIA
189.82 Sq M / 2,043.2 Sq Ft
- Standard Facilities
12.22 Sq M / 131.5 Sq Ft

IPMS 2 227.27 Sq M / 2,446.3 Sq Ft

Notes

This building survey was captured with a LiDAR digital surveying device. Captured measurements reflect only those areas which our digital surveyors were either instructed or permitted to capture.

Date	Description	Rev.
02/03/2023	For Information	0

Capture Date	24/02/2023	Captured by	Adrea Pinna
Production Date	28/02/2023	Produced by	Nicole van Tonder
Laser Scan Points	81,570,345	Checked By	Rushdien Toyer
Stak ID	63f7483939962c0de7d20903		

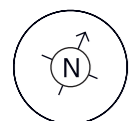
Building

Address
 85-89 Elmers End Rd / Ravenscroft Rd

Postcode	City	Floor	Rev.
BR3 4SY	Beckenham	0	0

Title
 Gross Internal Area - Ground Floor

Orientation



Scale

1:100 @ A3



Additional Notes

Additional notes not applicable.



support@stak.co
 6th Floor, 1 Knightsbridge Green, London, SW1X 7QA

Stak Verified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors RICS Property Measurement, 2nd edition, January 2018 and RICS Code of Measuring Practice, 6th edition, May 2015.

Appendix 2

Licence currently held at the premises



LICENSING ACT 2003

**Premises Licence
London Borough of Bromley**

Premises licence number

18/00363/LAPRE

S Phillips

Steve Phillips
Nuisance, ASB, Health, Safety and Licensing Manager

Licence Granted **20th June 2018**

Issue Number

003

This licence consists of **9** pages (Including Licence Summary)

Part 1 – Premises Details

Postal address of premises, or if none, ordnance survey map reference or description

Bella Vista
85 - 87 Elmers End Road
Beckenham
BR3 4SY

Where the licence is time limited the dates

Not applicable.

Licensable activities authorised by the licence

Sale or Supply of Alcohol
Recorded Music

Where the licence authorises supplies of alcohol whether these are on and/or off sales

On the Premises only

**The opening hours of the premises**

Hours Open to the Public on Every Day from 06:30 to 22:00

The times the licence authorises the carrying out of licensable activities

Sale or Supply of Alcohol on Every Day from 12:00 to 21:30
Recorded Music on Every Day from 10:00 to 21:30

Part 2**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

Bella Vista Beckenham Limited
of
85 - 89 Elmers End Road
Beckenham
BR3 4SY

Registered number of holder, for example company number, charity number (where applicable)

Registered under 14934878

Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol

Full Name: Mr Qani Demiri

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol



Mandatory Conditions

1. Supply of Alcohol:

(1). No supply of alcohol may be made at a time when no designated premises supervisor has been specified in the licence or at a time when the designated premises supervisor does not hold a personal licence or the personal licence has been suspended.

(2). Every sale of alcohol under the premises licence must be authorised by a personal licence holder.

2. Irresponsible Promotions:

(1). The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2). In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—

(a) games or other activities which require or encourage, or are designed to require or encourage, individuals to— .

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or .

(ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).



3. Free Potable Water

(1). The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

4. Age Verification:

(1). The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2). The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3). The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—

- (a) a holographic mark, or
- (b) an ultraviolet feature.

5. Minimum Measures:

(1). The responsible person must ensure that —

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures— .

- (i) beer or cider: ½ pint; .
- (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and .
- (iii) still wine in a glass: 125 ml; .

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and .

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

6. Permitted Price:

(1). A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

(2). For the purposes of the condition set out in paragraph 1 -

- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- (b) "permitted price" is the price found by applying the formula -



$$P = D + (D \times V)$$

where -

- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

- (i) the holder of the premises licence,
- (ii) the designated premises supervisor (if any) in respect of such a licence, or
- (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

(3). Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

(4). (1). Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2). The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.



7. Films:

(1). The admission of children must be restricted in accordance with the recommendations laid down by the British Board of Film Classification.

OR

(2). In circumstances where the licensing authority has reclassified a film. Then access of children should be restricted to meet this reclassification standard.

Note:- "Children" means any person under 18 years of age.

8. Door Supervision:

- (1). Any individual employed at the premises as a door supervisor must
- (a) be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001; or
 - (b) be entitled to carry out that activity by virtue of section 4 of that Act.

Conditions consistent with the Operating Schedule

Held by the licensing authority ref number: **18/00363/LAPRE**

Dated: **20th June 2018**

General

The premises is licenced to operate as a coffee shop which will also sell alcohol and cold foods

Crime and Disorder

9. The premises will operate as a café/coffee shop. It will be food led and will have the full menu available at all times it is open to the public. The sale of alcohol will be ancillary to the supply of food. All of the usable licensed area will be given over to tables and chairs for the use of customers (except for access and egress.). Waiter/waitress service will always be available. There will be no vertical drinking anywhere on the premises.

10. The only alcohols the venue will sell are wines, craft Perry and cider, craft bottled or canned beers and lagers and craft Gins. The venue will not stock or serve any draft lagers or beers.

11. Relevant staff will receive documented training in relation to the Licensing Act 2003, and the 'challenge 25' policy and the training shall be repeated every twelve months. Records of this training and any written policies relating to it will be kept and made available to Police or Council Officers on request.



12. The Premises will have a CCTV system, which must be maintained to ensure that it is always fully operational. The system must be in working condition, in use and recording at all times that licensable activities are taking place (and whilst people remain on the premises). All entry and exit points will be covered, enabling frontal identification of every person entering in any lighting conditions. It must be able to record in all lighting conditions and the images recorded must be of a good evidential standard. These images must be kept securely and be capable of being downloaded onto removable media. A member of staff must be present who can both operate the system and supply copies of these images on request to a Police, Council or other authorised Officer. The recordings shall be kept for a minimum of 31 days.

Public Safety

No Conditions

Prevention of Public Nuisance

13. Windows and doors will be kept closed except for access and egress to avoid noise breakout from the premises.

14. A contact telephone number will be made available to local residents which they can use to report noise disturbances to management at the venue if it occurs.

15. Staff members will offer the service of booking taxis for users of the restaurant.

16. Notices will be near the exit requesting patrons to leave the premises quickly and quietly.

17. A waste collection agreement will be in place for collections and disposal of waste which will only take place between 8am and 6pm.

Protection of Children from Harm

18. That the premises adopts the 'challenge 25 scheme' whereby any person that appears under 25 year of age has to prove they are 18 or over by providing identification bearing their photograph, date of birth and a holographic mark and/or ultraviolet feature. Examples of appropriate identification include Passport, Photo card driving licence, military ID and proof of age card bearing the PASS hologram. In addition a refusals log be kept and maintained. This log must be available to Police or Council Officers on request.

Conditions attached after a hearing by the Licensing Authority

Not Applicable

Plans

Held by the licensing authority ref number: **18/00363/LAPRE**

Dated: **20th June 2018**

**LICENSING ACT 2003****Premises Licence Summary****Premises licence number****18/00363/LAPRE***S Phillips*

Steve Phillips
Nuisance, ASB, Health, Safety and Licensing Manager

Licence Granted **20th June 2018**

Issue Number

003This licence summary consists of **2** pages**Premises Details****Postal address of premises, or if none, ordnance survey map reference or description**

Bella Vista
85 - 87 Elmers End Road
Beckenham
BR3 4SY

Where the licence is time limited the dates

Not applicable.

Licensable activities authorised by the licence

Sale or Supply of Alcohol
Recorded Music

The opening hours of the premises

Hours Open to the Public on Every Day from 06:30 to 22:00

**Where the licence authorises supplies of alcohol whether these are on and/or off sales**

On the Premises only

The times the licence authorises the carrying out of licensable activities

Sale or Supply of Alcohol on Every Day from 12:00 to 21:30
Recorded Music on Every Day from 10:00 to 21:30

Name, (registered) address of holder of premises licence

Bella Vista Beckenham Limited
of
85 - 89 Elmers End Road
Beckenham
BR3 4SY

Registered number of holder, for example company number, charity number (where applicable)

Registered under 14934878

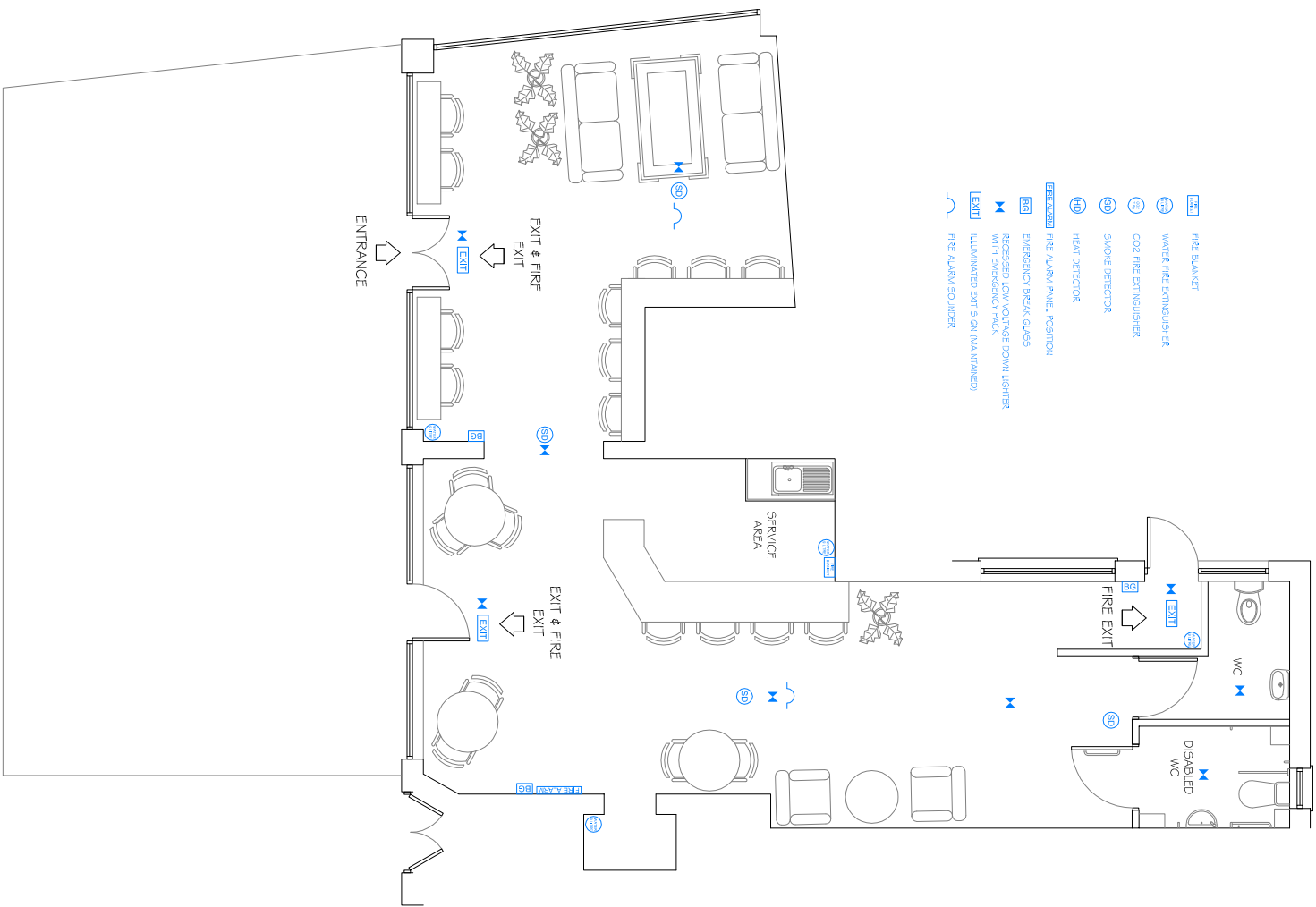
Name of designated premises supervisor where the premises licence authorises for the supply of alcohol

Full Name: Mr Qani Demiri

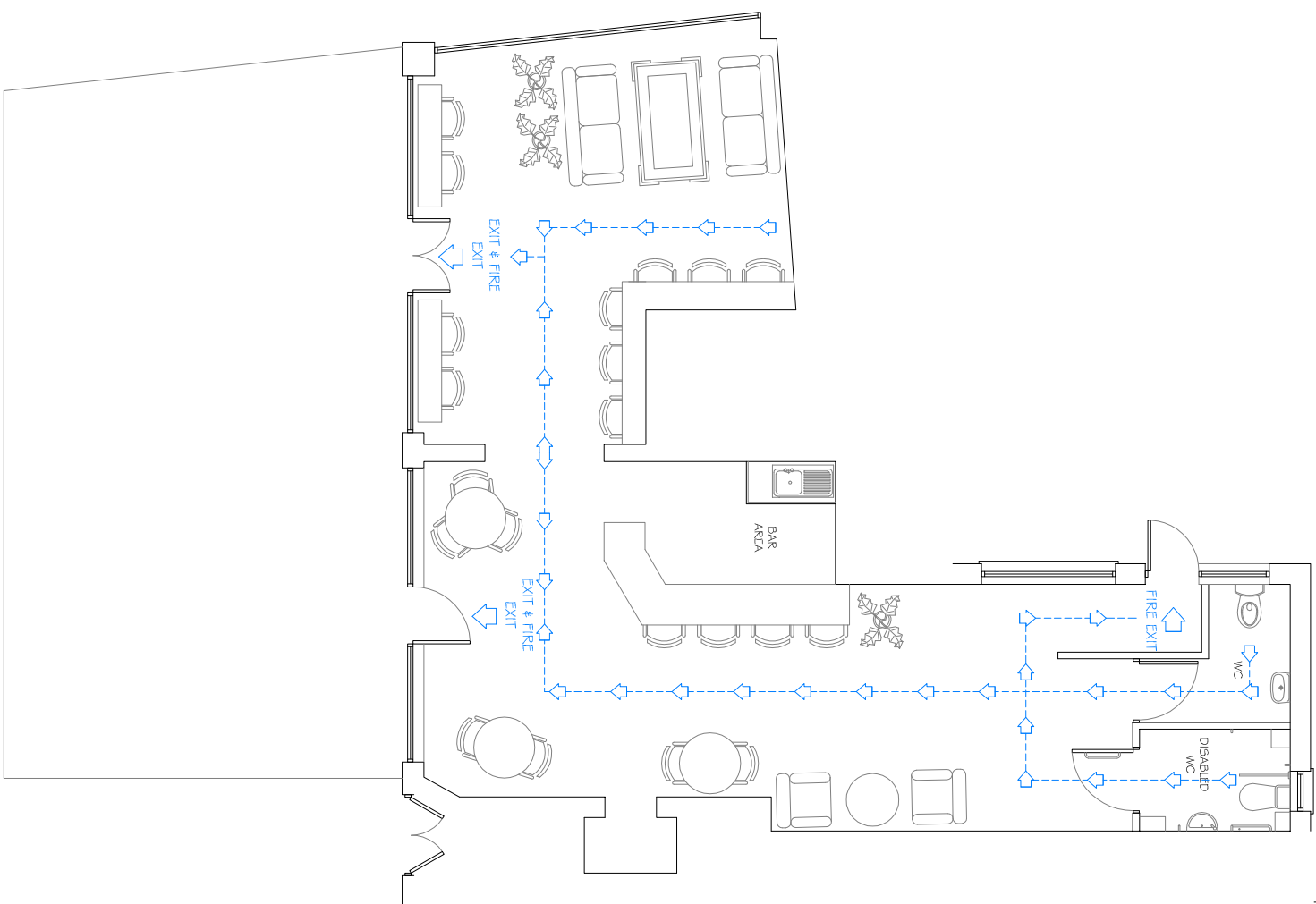
State whether access to the premises by children is restricted or prohibited

Not Applicable

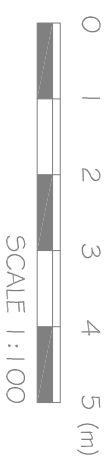
- FIRE BLANKET
- WATER FIRE EXTINGUISHER
- CO2 FIRE EXTINGUISHER
- SMOKE DETECTOR
- HEAT DETECTOR
- FIRE ALARM PANEL POSITION
- EMERGENCY BREAK GLASS
- ACCESSED LOW VOLTAGE DOWN LIGHTER WITH EMERGENCY PACK
- ILLUMINATED EXIT SIGN (MAINTAINED)
- FIRE ALARM SIREN



PROPOSED FIRE EQUIPMENT



PROPOSED ESCAPE ROUTES



REVISION NOTES:

REV: _____ DATE: _____ NOTES: _____

DRAWING TITLE:

PROPOSED FIRE EQUIPMENT, ESCAPE ROUTES & SITE LOCATION PLAN

CLIENT:

MR G COOK

PROJECT ADDRESS:

85 & 87 ELMERS END ROAD
BECKENHAM
BR3 4SY

DATE:

MARCH 2018

SCALE:

1:100 1:1250 @ A3

DRAWING NUMBER:

01



CHANGE THE USE
2 WEST STREET
EWELL
SURREY
KT17 1UU
t: 0206 393 2675
m: info@changetheuse.co.uk
w: www.changetheuse.co.uk

Appendix 3

Representations

Application comments:

SUPPORT

Support 01: Tremaine road

Would be lovely to have something more in the birkbeck area for people to enjoy

Support 02: Stembridge Road

I live in the neighbourhood and I would absolutely support and welcome the addition of Bella Vista and its late night license. We have been eagerly awaiting a place we can walk to on foot to for food and drink, and are happy that this restaurant has taken up the premises. There aren't enough places in this area one can walk to for food and drink and encourages people to instead drive to Beckenham or Crystal Palace. We need more hyper local options. This is a highly anticipated restaurant opening.

Support 03: Pelham Road

As a local resident, I fully support this application and what it will offer to the local area.

Support 04: Pelham Road

This will bring great benefit to the area. I'm excited to have options for evening entertainment in the area

Support 05: Tremaine Rd

I fully support this application. It will help rejuvenate and gentrify the area (playing catch up to surrounding areas) and give Birkbeck its own identity to be a sought after destination for dining and good time/great memories, for local families and residents.

Application comments:

OBJECTIONS

Objection 01:

I am emailing you regarding the restaurant Bella vista located 85-89 Elmer's end road Beckenham br34sy.

I am emailing to oppose this application For the alcohol and opening times for the following reasons of the relevant representations

FIRSTLY The protection of children from harm:

XXX Text redacted for anonymity XXX.

The prevention of public nuisance/ public safety:

XXX ... we would never get a break from the constant noise of people being loud and drunk and this which could lead to people being aggressive and this is making me very worried for myself and my children I will not feel safe in my own home! ...**XXX** this is only going to heighten it.

XXX ...I am apposing all the application

With this application of the sale by retail of alcohol 09:00 to 2400 hours, the provision of regulated entertainment 09:00 to 23:00 hours and the provision of late night refreshment 23:00 to 24:00 hours

xxxx! Also this will affect my sons daily and night routine he will have interrupted sleep. This is not acceptable

XXX...

Objection 02:

I am writing in regards to a new business that is being set up on the ground floor of a block of flats at 85-89 Elmers End Road - BR3 4SY in Beckenham. Residents of the flats above these premises have been informed by a letter that has been put up outside the restaurant premises that this new Italian restaurant intends to remain open while selling alcoholic refreshments until midnight and providing live entertainment whether it's playing music as well as having live bands playing until 23.30pm.

I am getting in touch to express my concerns and to object to these opening times and conditions for the following reasons:

This restaurant is located on the ground floor in a block of flats where young families with very young children live. The entrance to my flat is through their premises. Not only is it a huge inconvenience having to walk through their terrace full of customers sat at the tables in order to access my own flat but also the noise that the service they offer, their customers, staff and their music will cause but also the wellbeing and safety of residents living in these flats will be compromised.... especially if they intend to sell alcohol until late hours of the day.

Application comments:

I am strongly objecting to their very long opening times, the entertainment and the selling of alcohol until midnight in order to:

- Prevent crime and disorder in our quiet neighbourhood
- Maintain and protect public safety
- Prevent public nuisance
- Protect children from harm

Furthermore, I would like to add that there is a history of ongoing dispute between local residents and the owner of the previous business which run for a few years in these same premises whereby we had to even record noise through an online App to report public nuisance as requested by Bromley Council. We would like to prevent a similar battle again with the new owner of the new business for the exact same reasons, above explained.

The previous business run until 9.30pm and we already suffered with the noise levels, were unable to sleep or even spend time in our living rooms without being hugely disturbed by loud chatter, laughter, hear chairs being dragged against the ground and the music.

This is a very quiet area and residents in the flats above these premises are all workers who have early nights in order to get up early for work in the morning. Please, I would like your department/team to strongly consider the devastating impact that granting a license to this business for such late hours of business would have on residents on this road.

In addition, I would like to request for an assessment on noise levels with noise limiter fitted to be carried out in the premises to ensure that any played and live music will not disturb residents during their opening times.

I am aware that other residents have already objected to these conditions and I would like to support this cause given the consequences that this will bring.

Please, I would like further advice on this matter regarding next steps and I would like to request clarification on the intended opening day. I have heard they are planning to open on 20th August even though the deadline that residents have to object is 4th September as per the attached letter.

Objection 03: Witham Road

Whilst it will be lovely to have a local spot for lunches and coffees, I do not deem it necessary for the business to be open so late.

Using the current example of 'The Graces' which is situated just next to this, we have Saturday night chaos with drunken local tradesmen every week, often I must cross the road if I'm out walking the dog late due to their drunken behaviour.

If serving alcohol this late in a poorer area such as Anerley, the noise levels will be extremely

Application comments:

high and affect the quality of sleep from those such as my elderly parents. The neighbourhood will be even less safe at the later hours due to the increased number of drunken customers. If music is playing, this will also affect locals. The building is made from glass/sheet plastic and the noise will not be contained to an inside building.

It's also right next to a main road, and if serving so late I believe you must consider the safety of vulnerable poor working class people who will be led to this venue for the alcohol consumption.

I worry therefore that due to the nature of the local community, it will be overrun with what I know already to be a high volume of 'gang like' cultures and therefore making the streets unsafe for young women and vulnerable elderly residents.

I'd love a new spot in the area to visit, but I feel alcohol should be licensed only until 10, or this restaurant has become a dangerous bar.

Objection 04: Ravenscroft Road

Living close to the premises and having experienced the noise and mess caused by the previous occupants SE20 when drinkers left and made lots of noise or hung around nearby, I object to your late licence application. I cannot see diners still drinking at midnight and if they are, by the time they depart it is much later, so essentially disturbing the residents who all live by the premises. This was awful when SE20 were there and drink people left rubbish in the road, hung around shouting and using the street as a toilet. 11pm is fine, as this is usual, but I think it is unnecessary to have a late night licence in this quiet residential area. I strongly object as I do not want to have disturbed sleep and police coming when there is a repeat of the issues that were caused by SE20 diners and drinkers. The restaurant already posted fake reviews on sites stating food and service great, good prices etc and they have not even opened. It was only as residents then posted 1 star reviews and advised not even open that they removed this, so there is already distrust towards this establishment and it is worrying that they now wish to have a late night licence. As far as I am aware, they have not put up signs advising this either.

Appendix 4

Revised Timings and Additional Conditions Agreed with Police

Bella Vista 16/08/2023 Proposed conditions

Following on from a consultation with Police last week it has been agreed that the venues hours of operation shall be:

Mon – Thurs & Sun from 0900hrs – 2300hrs

Fri & Sat from 0900hrs – 0000hrs

With the Sale and supply of alcohol from:

Mon – Thurs & Sun from 0900hrs – 2230hrs

Fri & Sat from 0900hrs – 2330hrs

With the following conditions: -

1. The Premises has an approved CCTV system which is regularly maintained by NSI – Nacoss Gold Standard/SSAIB registered installer subject to a maintenance contract. The system will always be fully operational, as stipulated/recommended by the installer.
2. The system will be in use and recording at all times during licensed hours and whilst people are on the premises. It is able to record in all lighting conditions and images recorded are of good, evidential quality. A member of staff will be available at all times to operate the system and supply copies of the recordings on request to either a Police, Council or other authorised officer. The recordings shall be kept for a minimum of 31 days.
3. An incident log (which may be electronically recorded) shall be kept at the premises by the organiser and made available on request to police or an authorised officer. The following details shall be recorded:
 - Date of incident
 - Time of incident
 - Location of incident
 - Persons concerned
 - Summary of incident
 - Identification of any Emergency Services Personnel who attended
4. Ensure that a refusals record is maintained at the premises and that such a record shall be made immediately available for inspection by the Police or an authorised Officer of the Local Authority.
5. A Challenge 25 initiative must be in operation to ensure that any person attempting to purchase alcohol who appears to be under the age of 25 shall provide documented proof that they are over 18 years of age. Proof of age shall

only comprise a valid and in date passport, photo card driving licence, military card or a card bearing the PASS hologram.

6. Ensure that Challenge 25 posters/stickers are displayed and visible inside the venue.
7. Where the premises is being used for a pre-booked event/function/Celebration, or there are large numbers of persons anticipated in attendance at the venue then a risk assessment will be carried out by the management prior to the commencement date. If deemed necessary, the management will put in place measures to negate any risk. Considerations to include, but not limited to; SIA Security, appropriate number of staff, the use of polycarbonate glasses for all drinks, control of maximum capacity and implementing an entry/dispersal policy.
8. All bar staff will be trained in the Licensing Act 2003 and 'Challenge 25'. The training will be refreshed every 6 months and all staff training records should be maintained and kept on site. A designated member of staff should be able to produce the records on the request of police or other authorised person.
9. Alcohol to be sold/supplied ancillary to a meal with table service only, with the exception where patrons can order a drink at the bar whilst waiting to be seated & limited seating at the bar area to a maximum of 15 persons.
10. Outside/Garden/Smoking areas to close approximately 1hr prior to venues agreed closing hours; Mon – Thurs & Sun @ 2200hrs and 2300hrs Fri & Sat.
11. All doors and windows are to be kept closed when regulated entertainment is taking place.
12. Signs will be displayed asking patrons to leave quietly when leaving the premises and to have consideration for the local community
13. Signs shall be displayed in the designated smoking area requesting that the public should be quiet reminding customers of the proximity of residential properties.

Appendix 5

Street View and Satellite Images of the Premises

Street View of 85 - 89 Elmers End Road Beckenham BR3 4SY



Satellite Image of 85 - 89 Elmers End Road Beckenham BR3 4SY



Close up Satellite Image of 85 - 89 Elmers End Road Beckenham BR3 4SY

