



# SUMMONS AND AGENDA

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## LICENSING COMMITTEE

**Date: THURSDAY, 11 APRIL 2024 at 7.00 pm**

Via Microsoft Teams - the public are welcome to observe via the Council's website at <https://lewisham.public-i.tv/core/portal/home>

**Enquiries to:** Clare Weaser  
**Email:** [clare.weaser@lewisham.gov.uk](mailto:clare.weaser@lewisham.gov.uk)

**MEMBERS ARE SUMMONED TO ATTEND THIS MEETING**

**Councillors:**

Councillor Yemisi Anifowose (Chair)  
Councillor Coral Howard (Vice-Chair)  
Councillor Dawn Atkinson  
Councillor Bill Brown  
Councillor Natasha Burgess  
Councillor Billy Harding  
Councillor Mark Jackson  
Councillor Eva Kestner  
Councillor Rachel Onikosi  
Vacancy

A handwritten signature in black ink, appearing to read "Jeremy Chambers".

Jeremy Chambers, Monitoring Officer  
Laurence House  
Catford  
London SE6 4RU  
Date: 3 April 2024

The public are welcome to attend our committee meetings, however occasionally committees may have to consider some business in private.

## ORDER OF BUSINESS – PART 1 AGENDA

Item No		Page No.s
1.	Minutes	1
2.	Declarations of Interests	2 - 5
3.	Aaja Deptford Ltd 63-69 Deptford High Street SE8 4AN	6 - 48



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## Licensing Committee

### Minutes

**Date:** 11 April 2024

**Key decision:** No

**Class:** Part 1

**Ward(s) affected:** All

**Contributors:** Head of Governance and Committee Services

### Outline and recommendations

**Members are asked to consider the Minutes of the meeting of the Licensing Committee, held on 27 February and 13,14,26,27 March.**

#### Recommendation

That the Minutes of the meeting of the Licensing Committee, held on 27 February and 13, 14 26 and 27 March 2024 be confirmed and signed. (Minutes to follow)

# Agenda Item 2



## Licensing Committee

### Declarations of Interest

**Date:** 11 April 2024

**Key decision:** No

**Class:** Part 1

**Ward(s) affected:** All

**Contributors:** Governance and Committee Services

### Outline and recommendations

Members are asked to declare any personal interest they have in any item on the agenda.

## 1. Summary

1.1. Members must declare any personal interest they have in any item on the agenda. There are three types of personal interest referred to in the Council's Member Code of Conduct:

- (1) Disclosable pecuniary interests
- (2) Other registerable interests
- (3) Non-registerable interests.

1.2. Further information on these is provided in the body of this report.

## 2. Recommendation

2.1. Members are asked to declare any personal interest they have in any item on the agenda.

### 3. Disclosable pecuniary interests

3.1 These are defined by regulation as:

- (a) Employment, trade, profession or vocation of a relevant person\* for profit or gain
- (b) Sponsorship –payment or provision of any other financial benefit (other than by the Council) within the 12 months prior to giving notice for inclusion in the register in respect of expenses incurred by you in carrying out duties as a member or towards your election expenses (including payment or financial benefit from a Trade Union).
- (c) Undischarged contracts between a relevant person\* (or a firm in which they are a partner or a body corporate in which they are a director, or in the securities of which they have a beneficial interest) and the Council for goods, services or works.
- (d) Beneficial interests in land in the borough.
- (e) Licence to occupy land in the borough for one month or more.
- (f) Corporate tenancies – any tenancy, where to the member’s knowledge, the Council is landlord and the tenant is a firm in which the relevant person\* is a partner, a body corporate in which they are a director, or in the securities of which they have a beneficial interest.
- (g) Beneficial interest in securities of a body where:
  - (a) that body to the member’s knowledge has a place of business or land in the borough; and
  - (b) either:
    - (i) the total nominal value of the securities exceeds £25,000 or 1/100 of the total issued share capital of that body; or
    - (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person\* has a beneficial interest exceeds 1/100 of the total issued share capital of that class.

\*A relevant person is the member, their spouse or civil partner, or a person with whom they live as spouse or civil partner.

### 4. Other registerable interests

4.1 The Lewisham Member Code of Conduct requires members also to register the following interests:

- (a) Membership or position of control or management in a body to which you were appointed or nominated by the Council
- (b) Any body exercising functions of a public nature or directed to charitable purposes, or whose principal purposes include the influence of public opinion or policy, including any political party
- (c) Any person from whom you have received a gift or hospitality with an estimated value of at least £25.

## 5. Non registerable interests

- 5.1. Occasions may arise when a matter under consideration would or would be likely to affect the wellbeing of a member, their family, friend or close associate more than it would affect the wellbeing of those in the local area generally, but which is not required to be registered in the Register of Members' Interests (for example a matter concerning the closure of a school at which a Member's child attends).

## 6. Declaration and impact of interest on members' participation

- 6.1. Where a member has any registerable interest in a matter and they are present at a meeting at which that matter is to be discussed, they must declare the nature of the interest at the earliest opportunity and in any event before the matter is considered. The declaration will be recorded in the minutes of the meeting. If the matter is a disclosable pecuniary interest the member must take not part in consideration of the matter and withdraw from the room before it is considered. They must not seek improperly to influence the decision in any way. **Failure to declare such an interest which has not already been entered in the Register of Members' Interests, or participation where such an interest exists, is liable to prosecution and on conviction carries a fine of up to £5000**
- 6.2. Where a member has a registerable interest which falls short of a disclosable pecuniary interest they must still declare the nature of the interest to the meeting at the earliest opportunity and in any event before the matter is considered, but they may stay in the room, participate in consideration of the matter and vote on it unless paragraph 6.3 below applies.
- 6.3. Where a member has a registerable interest which falls short of a disclosable pecuniary interest, the member must consider whether a reasonable member of the public in possession of the facts would think that their interest is so significant that it would be likely to impair the member's judgement of the public interest. If so, the member must withdraw and take no part in consideration of the matter nor seek to influence the outcome improperly.
- 6.4. If a non-registerable interest arises which affects the wellbeing of a member, their, family, friend or close associate more than it would affect those in the local area generally, then the provisions relating to the declarations of interest and withdrawal apply as if it were a registerable interest.
- 6.5. Decisions relating to declarations of interests are for the member's personal judgement, though in cases of doubt they may wish to seek the advice of the Monitoring Officer.

## 7. Sensitive information

- 7.1. There are special provisions relating to sensitive interests. These are interests the disclosure of which would be likely to expose the member to risk of violence or intimidation where the Monitoring Officer has agreed that such interest need not be registered. Members with such an interest are referred to the Code and advised to seek advice from the Monitoring Officer in advance.

## 8. Exempt categories

- 8.1. There are exemptions to these provisions allowing members to participate in decisions notwithstanding interests that would otherwise prevent them doing so. These include:-
- (a) Housing – holding a tenancy or lease with the Council unless the matter relates to your particular tenancy or lease; (subject to arrears exception)
  - (b) School meals, school transport and travelling expenses; if you are a parent or

guardian of a child in full time education, or a school governor unless the matter relates particularly to the school your child attends or of which you are a governor

- (c) Statutory sick pay; if you are in receipt
- (d) Allowances, payment or indemnity for members
- (e) Ceremonial honours for members
- (f) Setting Council Tax or precept (subject to arrears exception).

# Agenda Item 3



## Licensing Committee

**Report title: Aaja Deptford Ltd, 63-69 Deptford High Street (Basement, access via Comet Street), SE8 4AN**

**Date:** 11<sup>th</sup> April 2024

**Key decision:** No.

**Class:** Part 1.

**Ward(s) affected:** Deptford

**Contributors:** Community Services – Safer Communities Service

### Outline and recommendations

Determination of New Premises Licence Application submitted on 9<sup>th</sup> February 2024 by Aaja Deptford Limited for the premises at 63-69 Deptford High Street, London, SE8 4AN.

After having regard to all the representations heard, Members must take such steps as they consider appropriate to promote the Licensing Objectives.

### Timeline of engagement and decision-making

This application was advertised in accordance with regulation 25 of the Licensing Act 2003.

The last day for representations was 12<sup>th</sup> March 2023.

## 1. Summary

### 1.1. Particulars of Application

The application for a new premises licence proposed the following activities:

- **Supply of Alcohol (ON)**
- **Plays**
- **Films**



- **Indoor Sporting Events**
- **Boxing or Wrestling Entertainments**
- **Performances of Dance**

09:00 – 04:00 Monday  
 09:00 – 04:00 Tuesday  
 09:00 – 04:00 Wednesday  
 09:00 – 04:00 Thursday  
 09:00 – 04:00 Friday  
 09:00 – 04:00 Saturday  
 09:00 – 04:00 Sunday

- **Late Night Refreshment**
- **Live Music**
- **Recorded Music**

23:00 – 04:00 Monday  
 23:00 – 04:00 Tuesday  
 23:00 – 04:00 Wednesday  
 23:00 – 04:00 Thursday  
 23:00 – 04:00 Friday  
 23:00 – 04:00 Saturday  
 23:00 – 04:00 Sunday

- 1.2. Thirteen representations have been received from local residents on various grounds including the prevention of public nuisance, prevention of crime and disorder and the protection of children from harm.
- 1.3. The representations received have been examined by officers and are not considered to be vexatious or frivolous. The representations were received within the specified time.
- 1.4. A list of conditions has been agreed by the applicant, following representations from the Licensing Authority. Following acceptance of these conditions, the objection on behalf of the Licensing Authority was withdrawn.
- 1.5. Following a representation by the MET Police, the applicant agreed to the following amendments to their application:
  - **Remove** the licensable activity of indoor sporting events and boxing or wrestling entertainment from the application
  - **Reduce** the finish time of the licensable hours for **all** activities from; Sunday – Thursday to **midnight**, and ; Friday and Saturday to **02:00**
  - **Add a condition requiring an agreed dispersal policy.** This policy must be agreed with Lewisham Police Licensing Team, Lewisham Local Authority Licensing Team and Lewisham Environmental Health Team.
- 1.6. Given the reduced licensable activities, in addition to the reduction in proposed hours, the Police withdrew their objection. The applicant now proposes the following licensable activities:
  - **Supply of Alcohol (ON)**
  - **Plays**
  - **Films**
  - **Performances of Dance**

09:00 – 00:00 Monday

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Page 7

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09:00 – 00:00 Tuesday  
09:00 – 00:00 Wednesday  
09:00 – 00:00 Thursday  
09:00 – 02:00 Friday  
09:00 – 02:00 Saturday  
09:00 – 00:00 Sunday

- **Late Night Refreshment**
- **Live Music**
- **Recorded Music**

23:00 – 00:00 Monday  
23:00 – 00:00 Tuesday  
23:00 – 00:00 Wednesday  
23:00 – 00:00 Thursday  
23:00 – 02:00 Friday  
23:00 – 02:00 Saturday  
23:00 – 00:00 Sunday

- 1.7 Despite the amendments, it was not possible to gain agreement on all sides, therefore local resident objections still stand and the proposed licence requires a hearing of the licensing committee.

## **2. Recommendations**

- 2.1 After having regard to all the representations heard, Members must take such steps as they consider appropriate to promote the licensing objectives. The steps available to the Licensing Authority:

- 1.) Grant the new premises licence as applied for,
- 2.) Grant the licence subject to conditions modified to such extent as the authority considers appropriate for the promotion of the licensing objectives
- 3.) Exclude from the scope of the licence any of the licensable activities to which the application relates;
- 4.) Refuse to specify a person in the licence as the designated premises supervisor;
- 5.) Refuse to grant the application.

- 2.2 Either party has a right of appeal to the Magistrates Court against a decision which should be submitted to the court within 21 days of the date of the decision letter.

## **3. Policy Context**

- 3.1. Decisions by Members of the Licensing Committee should have regard to the Licensing Act 2003 and the promotion of the four Licensing Objectives at all times, which includes the following:

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

- 3.2. Members should also have regard to the Licensing Authority's Statement of Licensing Policy 2020-25.

- 3.3. Decisions made will link in with the following objectives under the Council's Corporate

#### **4. Financial implications**

- 4.1. Applicants have the right of appeal against any decision by the Licensing Committee. Therefore there would likely be costs for the Authority in seeking legal support should an appeal be brought by the applicant.

#### **5. Legal implications**

- 5.1 The Licensing Authority is a public authority under the Human Rights Act 1998. Therefore the licensing authority is required to act compatibly with the convention rights in the exercise of their functions. Article 6 (1) of the Convention provides that everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial hearing established by law.
- 5.2 A Premises Licence is a possession for the purpose of the Human Rights Act 1998. The right to hold a licence is a qualified rather than an absolute right. Therefore the right to hold a licence may be interfered with if it affects the interests of local residents or others. Such interference may be justified if it is necessary and proportionate to promote the licensing objectives.

#### **6. Equalities implications**

- 6.1 The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 6.2 In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
  - advance equality of opportunity between people who share a protected characteristic and those who do not.
  - foster good relations between people who share a protected characteristic and those who do not.
- 6.3 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed above.
- 6.4 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.
- 6.5 The Equality and Human Rights Commission has issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also

covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at:

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>

6.6 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

- [The essential guide to the public sector equality duty](#)
- [Meeting the equality duty in policy and decision-making](#)
- [Engagement and the equality duty: A guide for public authorities](#)
- [Objectives and the equality duty. A guide for public authorities](#)
- [Equality Information and the Equality Duty: A Guide for Public Authorities](#)

6.7 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at:

<https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance#h1>

## **7. Climate change and environmental implications**

7.1. Any decision made by Members must fall in line with the Licensing Act 2003, to that end there are no climate change or environmental considerations.

## **8. Crime and disorder implications**

8.1. Under the Licensing Act 2003, one of the 4 licensing objectives is the Prevention of Crime and Disorder.

8.2. It is a requirement of the Licensing Act 2003 that any decision made by the Licensing Committee must not negatively impact on the Licensing objectives.

## **9. Background papers**

9.1. Application received 9th February 2024.

9.2. Thirteen representations from local residents.

9.3. List of agreed conditions following agreement between the applicant and Licensing Authority.

## 10. Glossary

Term	Definition
Appeal	asking a court to overturn a lower court's decision. If the decision of a court is disputed it may be possible to ask a higher court to consider the case again by lodging an appeal.
Licence	an authority to do something.
Licensee	the holder of a licence to do something.
Licensing Authority	The Council (London Borough of Lewisham) Under section 3 of the 2003 Act, the licensing authority's area is the area for which the authority acts.
Licence Objectives	Under section 4 of the 2003 Act the Licensing Authority must promote the following 4 objectives <ul style="list-style-type: none"> <li>• Prevention of crime and disorder</li> <li>• Public safety</li> <li>• Prevention of public nuisance</li> <li>• Protection of children from harm</li> </ul>
Interested Person	A person who lives in the vicinity of the premises A body who represents the persons who live in that vicinity A person involved in a business in that vicinity A body representing businesses in that vicinity An elected member of the council
Relevant Representation	A representation that is specific to the premises in question, related to the four licensing objectives and/or the local licensing policy.
Responsible Authorities	Public bodies that must be notified of all applications and who are entitled to make representations in relation to Premises Licences, as follows: <ul style="list-style-type: none"> <li>• Licensing Authority</li> <li>• Chief Officer of Police</li> <li>• London Fire Brigade</li> <li>• Trading Standards</li> <li>• Planning Authority</li> <li>• Public Health</li> <li>• Environmental Enforcement (with respect to Noise)</li> </ul>

### Is this report easy to understand?

Please give us feedback so we can improve.

	<ul style="list-style-type: none"><li>• Children's Services</li><li>• Home Office Immigration</li></ul>
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## 11. Report author and contact

- 11.1. Richard Lockett, Safer Communities Service Senior Officer for Licensing  
richard.lockett@lewisham.gov.uk.

**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.

I/We AAJA Deptford LTD.....

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**

63 - 69 Deptford High Street (Basement of, accessed via Comet Place) London, UK			
Post town	London	Postcode	SE8 4AN

Telephone number at premises (if any)	02033406062
Non-domestic rateable value of premises	£ 15,000

**Part 2 - Applicant details**

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

a)	an individual or individuals *		please complete section (A)
b)	a person other than an individual *		
X	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	Mrs	Miss	Ms	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b>		I am 18 years old or over		Please tick yes	
<b>Nationality</b>					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)					



**Second individual applicant (if applicable)**

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
<b>Date of birth</b> over		I am 18 years old or		Please tick yes	
<b>Nationality</b>					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service: (please see note 15 for information)					

**(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 AAJA Deptford LTD
Address  30 Deptford Church Street, London, UK SE8 4RZ
Registered number (where applicable)  11355662

Description of applicant (for example, partnership, company, unincorporated association etc.)  Limited Company
Telephone number (if any)
E-mail address (optional) info@aajamusic.com

**Part 3 Operating Schedule**

When do you want the premises licence to start?

DD	MM	YYYY
07	03	2024

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 multi use lower level space. Including offices, radio suites, music studios, community, event and exhibition space inc cafe/bar.

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

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)	X
b) films (if ticking yes, fill in box B)	X
c) indoor sporting events (if ticking yes, fill in box C)	X
d) boxing or wrestling entertainment (if ticking yes, fill in box D)	X
e) live music (if ticking yes, fill in box E)	X
f) recorded music (if ticking yes, fill in box F)	X
g) performances of dance (if ticking yes, fill in box G)	X

h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	
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<b>Provision of late night refreshment</b> (if ticking yes, fill in box I)	x
<b>Supply of alcohol</b> (if ticking yes, fill in box J)	X

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	x
Day	Start	Finish		Outdoors	
Mon	0900	0400	<b>Please give further details here</b> (please read guidance note 4)		
Tue	0900	0400			
Wed	0900	0400	<b>State any seasonal variations for performing plays</b> (please read guidance note 5)		
Thur	0900	0400			
Fri	0900	0400	<b>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</b> (please read guidance note 6)		
Sat	0900	0400			
Sun	0900	0400			

**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	x
Day	Start	Finish		Outdoors	
				Both	
Mon	0900	0400	<b>Please give further details here</b> (please read guidance note 4)		
Tue	0900	0400			
Wed	0900	0400	<b>State any seasonal variations for the exhibition of films</b> (please read guidance note 5)		
Thur	0900	0400			
Fri	0900	0400	<b>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</b> (please read guidance note 6)		
Sat	0900	0400			
Sun	0900	0400			

**C**

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 7)			<b>Please give further details</b> (please read guidance note 4)
Day	Start	Finish	
Mon	0900	0400	<b>State any seasonal variations for indoor sporting events</b> (please read guidance note 5)
Tue	0900	0400	
Wed	0900	0400	<b>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</b> (please read guidance note 6)
Thur	0900	0400	
Fri	0900	0400	
Sat	0900	0400	
Sun	0900	0400	

**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon	0900	0400		<b>Please give further details here</b> (please read guidance note 4)	
Tue	0900	0400			
Wed	0900	0400	<b>State any seasonal variations for boxing or wrestling entertainment</b> (please read guidance note 5)		
Thur	0900	0400			
Fri	0900	0400	<b>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</b> (please read guidance note 6)		
Sat	0900	0400			
Sun	0900	0400			

**E**

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	X
Day	Start	Finish		Outdoors	
				Both	
Mon	2300	0400	Please give further details here (please read guidance note 4)		
Tue	2300	0400			
Wed	2300	0400	State any seasonal variations for the performance of live music (please read guidance note 5)		
Thur	2300	0400			
Fri	2300	0400	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 (please read guidance note 6)		
Sat	2300	0400			
Sun	2300	0400			



**F**

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	X
Day	Start	Finish		Outdoors	
Mon	2300	0400	<b>Please give further details here</b> (please read guidance note 4)	Both	
Tue	2300	0400			
Wed	2300	0400	<b>State any seasonal variations for the playing of recorded music</b> (please read guidance note 5)		
Thur	2300	0400			
Fri	2300	0400	<b>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</b> (please read guidance note 6)		
Sat	2300	0400			
Sun	2300	0400			

**G**

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	x
Day	Start	Finish		Outdoors	
Mon	0900	0400		<b><u>Please give further details here</u></b> (please read guidance note 4)	
Tue	0900	0400			
Wed	0900	0400	<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 5)		
Thur	0900	0400			
Fri	0900	0400	<b><u>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</u></b> (please read guidance note 6)		
Sat	0900	0400			
Sun	0900	0400			

# H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> 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	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
Mon				Outdoors	
				Both	
Tue			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)		
Fri					
Sat			<b><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></b> (please read guidance note 6)		
Sun					

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	x
				Outdoors	
Day	Start	Finish		Both	
Mon	2300 -----	0400	<b>Please give further details here</b> (please read guidance note 4)		
Tue	2300 -----	0400			
Wed	2300 -----	0400	<b>State any seasonal variations for the provision of late night refreshment</b> (please read guidance note 5)		
Thur	2300 -----	0400			
Fri	2300 -----	0400	<b>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</b> (please read guidance note 6)		
Sat	2300 -----	0400			
Sun	2300 -----	0400			

J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)	On the premises	z
				Off the premises	
				Both	
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)		
Mon	0900	0400			
Tue	0900	0400			
Wed	0900	0400			
Thur	0900	0400			
Fri	0900	0400			
Sat	0900	0400			
Sun	0900	0400			
			<b>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</b> (please read guidance note 6)		

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):

<b>Name</b>	
<b>Date of birth</b>	
<b>Address</b>	
<b>Postcode</b>	
<b>Personal licence number (if known) LEW</b>	
<b>Issuing licensing authority (if known) Lewisham</b>	

**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).

NA

**L**

<p><b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 7)</p>			<p><b>State any seasonal variations</b> (please read guidance note 5)</p>
Day	Start	Finish	<p><b>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</b> (please read guidance note 6)</p>
Mon	0900	0400	
Tue	0900	0400	
Wed	0900	0400	
Thur	0900	0400	
Fri	0900	0400	
Sat	0900	0400	
Sun	0900	0400	

**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)**

--

**b) The prevention of crime and disorder**

- AAJA will have in place a dispersal policy
- AAJA will have CCTV throughout the space
- AAJA will promote leaving safely via public transport
- AAJA will feature 'ask for Angela' literature and posters
- AAJA will continue to take part in all inviting training sessions at Lewisham. We have recently attended a vulnerability and welfare course.

**c) Public safety**

- AAJA will work closely with Lewisham Licensing and Safer Lewisham Officers
- Hold meetings to discuss any public safety issues raised
  - Train staff accordingly inline with Licensing Objectives
  - Staff will keep an incident book to note any incidents.
  - CCTV will be in place across the venue
  - AAJA will advise on public transport options and well lit spaces for taxis

**d) The prevention of public nuisance**

- AAJA will work closely with Lewisham Licensing and Safer Lewisham Officers
- Hold meetings to discuss any Public Nuisance issues raised
  - Work with engineers to monitor sound levels
  - Train staff accordingly inline with Licensing Objectives
  - Staff will keep an incident book to note any incidents.
  - CCTV will be in place across the venue

**e) The protection of children from harm**

- AAJA operates with trained staff and inline with the government's Licensing Objectives
- Staff are trained to check ID's using the 'under 25' rule
  - Staff will keep an incident book to note any incidents.
  - CCTV will be in place across the space
  - When appropriate SIA trained security guards will be present

**Checklist:**

**Please tick to indicate agreement**

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●	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 or my share code issued by the Home Office online right to work checking service (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.**

<b>Declaration</b>	<ul style="list-style-type: none"> <li>● [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).</li> <li>● 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, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)</li> </ul>
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Signature	
Date	08/02/2024
Capacity	Director

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> 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	
Date	08/02/2024
Capacity	Director

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
<a href="mailto:info@aajamusic.com">info@aajamusic.com</a>			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

## **Objections – Aaja, 63-69 Deptford High Street – New Licence Application**

### **Objection 1**

Sent: 15 February 2024 08:30

To: Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

Subject: OBJECTION : AAJA Deptford : new premises license

Good morning,

I would like to object to AAJA's new premises license. This property backs on to comet street which is a quiet residential street and music, people in the street, taxi pick-ups, and everything that accompanies this suggested license, would massively harm our and our fellow residents' enjoyment of our homes and neighbourhood.

The noise pollution would be horrible for the area.

### **Objection 2**

**From:**

**Sent:** 19 February 2024 10:14

**To:** Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

**Subject:** Objection: AAJA Deptford 63-69 High Street

Hi there,

I live at XXXXXXXX.

I would like to submit an objection to the new licensing premises for AAJA at 63-69 Deptford High Street for the following reasons:

- Currently Comet Place is a quiet residential street with numerous homes. The application means there will be increased foot & car traffic which will cause noise disturbances.
- It will increase the risk of anti social behaviour in the area given the likelihood of intoxicated people. This could lead to damage of property, public urination, or damage to our community garden which is a few steps away.

I am objecting to the whole license rather than just a reduction of hours.

### **Objection 3**

**From:**

**Sent:** 15 February 2024 17:48

**To:**

**Cc:** Licensing <Licensing@lewisham.gov.uk>

**Subject:** Re: Objection to premises license AAJA Deptford

Hi Richard

Granting a license to a premises on a residential street will significantly increase the number of people accessing the area late at night resulting in higher foot traffic, noise pollution and increased number of cars on a dead end and often dangerous road due to the bottlenecks created (creating public nuisance, and possibly impacting public safety... we have had a car run into the planter attached to the front of our property in the past when they were trying to maneuver around a tight space owing to traffic in the area)

Granting an alcohol license to this premises undoubtedly increases the likelihood of people being highly intoxicated, and could result in antisocial behaviour such as public urination, drinking in public, smoking, littering, fighting, swearing/aggressive behaviour, noise, drug usage and more (this would constitute public nuisance, increasing risk of harm towards children, public safety risks and increasing likelihood of crime and disorder).

Granting a license for music, wrestling and dance shows will increase the noise pollution from the venue itself (public nuisance) as has been demonstrated in the past with AAJA's previous events in market yard.

### **Objection 4**

**From:**

**Sent:** 15 February 2024 10:27

**To:** Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

**Subject:** Objection: Aaja 63-69 Deptford High Street premises licence

Good morning,

I would like to register my objection to the 'new/variation of a premises licence' requested by Aaja at 63-69 Deptford High Street (accessed via Comet Place).

I am objecting on the following grounds:

- I live in a street level flat at XXXXX which connects to comet place where people will be accessing Aaja. Thankfully the area is currently quiet at night but the proposal risks increasing foot traffic and also taxis/cars collecting people and thus, disturbing the relative quiet of a residential area (there are 8 homes actually opposite the Aaja,

a number in the buildings connected to it and then a lot of flats within earshot of Aaja).

- the proposal also increases the risk of bringing intoxicated people into a residential area and I am concerned about the antisocial behaviour that will arise around my home as a result - smoking, fights, noise, public urination, throwing bottles/cigarettes into my garden and our community garden.

- I want to reiterate the smoking point a bit further because if people are standing outside smoking - they will be heard by residents.

For clarity I am objecting to any licence being granted so a reduction in hours approved would not be acceptable.

### **Objection 5**

**From:**

**Sent:** Sunday, March 10, 2024 8:47 AM

**To:** Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

**Subject:** Opposition to Aaja Deptford Ltd Application

Hello,

I live on XXXXX, and am writing as a local resident to oppose the license application for Aaja Deptford Ltd to have a nightclub on a residential street until the early hours of every morning.

There is lots of industrial space in the local area, yet a street of houses has been chosen for a music based venue, with a loud sound system and drunks shouting outside. How are local residents expected to sleep, especially in the summer when windows need to be opened? It is already loud on a Friday/Saturday night.

I am supportive of London nightlife but to build a club on a residential street is impractical for the people who live there. Please consider the people who were there before Aaja and reject their license.

## **Objection 6**

**From:**

**Sent:** Saturday, March 2, 2024 11:35 AM

**To:** Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

**Subject:** 63-69 Deptford High St (basement of premises accessed via comet place - license application - OBJECTION

Hi

I'm writing to object to the above licence application.

My reasons for objecting are set out below;

The prevention of public nuisance

- Although the planning consent for the above property is for a radio station, Aaja currently run another operation nearby which has a night-club environment - clearly the change from a radio station to a nightclub serving alcohol until 4am every night of the week is a pretty significant change one which, if granted, would impact on the lives of the many people living in close proximity to the site.
- The ramped outside courtyard is situated directly to the West of the site and is to be used as a main ingress/egress. Inevitably this outside space and, most likely, the street (Comet Place) adjacent, will be used by smokers and their friends. When drinking, people can be pretty noisy and those using this space anytime in the evening will cause a nuisance to any flat or house within earshot; control of this can be difficult and is unpopular with patrons but without it residents quality of life will be severely impacted.
- In addition, every time someone opens the entrance door, the volume of noise emission will inevitably increase - even if this is momentary, it would be just as disturbing as if the door were to be left permanently open which I suspect, at times (especially in the summer) it will. The consented planning drawings (which are for a Radio Station and not specifically a nightclub) ref DC/23/133667 show no acoustic lobby between inside and out - this may be in part because the rear entrance also doubles as a fire exit for another premises so a lobby cannot be installed. Either way there would be no sound barrier between inside and out.
- When a music venue serving alcohol closes at 4am, the arrival and departure of taxis and cars, the sayings of goodnight, the noise created by people not dispersing will be extremely disturbing to all who live nearby - what is to stop people from hanging around in the area?
- If people arrive by car where will they park and what disturbance will be caused by drivers circling the area looking for parking?
- I'm also concerned about people urinating outside nearby - the smell of this the day after would be horrendous.

- After the crowds have dispersed, in closing-up the premises, disposing of bottles into bins and removal of rubbish, the general noise of staff leaving will also be extremely disturbing.
- Our bedroom window faces in the direction of the premises; we have to open our window at night to ventilate the room, particularly in the summer (we do not run expensive air conditioning). This is normally fine as there are many families with school-age children living close-by so it's normally a very quiet area especially at night. I would be faced either with not being able to sleep because of noise coming from the applicants premises or not being able to sleep because of not being able to have the window open.
- Overall I am really greatly concerned about safeguarding the quality of life I and others living around me currently enjoy - any extension of licensed hours would be seriously detrimental to my mental health.

#### The protection of children from harm

- As stated above, many of the children living in the immediate area are of school-age, lack of sleep due to the noise coming from a nightclub so nearby would be seriously detrimental and could impact on their ability to learn/attend school.

In summary, Deptford High Street exists as a residential street above a commercial street and, is designated by LBL as a District Hub, not a town centre and should, therefore adhere to this classification and restrict the hours of operation on this site.

I can report that the notice I initially saw on Comet St had been removed by 23rd February - prior to expiry of the minimum display period. My concern about this is that the only other notice I could find was fixed to the gates of the ramp leading to the basement premises (applicants premises); given the potential impact to the residential properties nearby (on the adjoining street for example), the notice is far from 'noticeable'. I have no reason to believe that the residents in the flats and houses (identified in the photo below) have any knowledge of this potentially devastating licence application.



## **Objection 7**

**From:**

**Sent:** Monday, March 11, 2024 7:42 PM

**To:** Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

**Subject:** Aaja 63-69 Deptford High St (basement of premises accessed via comet place) - license application

Dear Sir/Madam

Aaja 63-69 Deptford High St (basement of premises accessed via comet place) - license application

I am writing to object to the above application for the following reasons:

### **1. Prevention of Public Nuisance**

Planning consent for the property was granted for a radio station and community spaces. Aaja currently run a space next to the Bird's Nest on Deptford Church street as a nightclub. The change from a radio station to a nightclub is a big change and one that will adversely affect the adjacent residential neighbourhood. Not only will the patrons coming and going during the opening hours cause noise, but there will be significant noise when they leave as well as clean-up into the early hours.

I would also note that when Aaja ran a club in Deptford Market Yard, there were significant complaints from adjacent neighbours, and the interactions were not always friendly. I understand that the licence for Aaja Snake Pit is considered part of the Bird's Nest licence. Nevertheless, I know that the licensing police officer visited



The Snake Pit after an assault on a member of staff and found four violations of the licence at the Snake Pit at that time.

I am also curious as to why on Aaja's website ([www.aajamusic.com](http://www.aajamusic.com)) they list their only premises as the basement on Comet Place. I was not aware that they had a permanent licence for that premises as yet. They also list their hours as:

MONDAYS - CLOSED

TUESDAYS - CLOSED

WEDNESDAYS 1PM - 11PM

THURSDAYS 1PM - 11PM

FRIDAYS 1PM - 2AM

SATURDAY 11AM - 2AM

SUNDAYS 11AM - 11PM

This confuses me, as 2 a.m. on Fridays and Saturdays is already outside the standard hours for a Local Hub. I have attached screenshots from their website to this email.

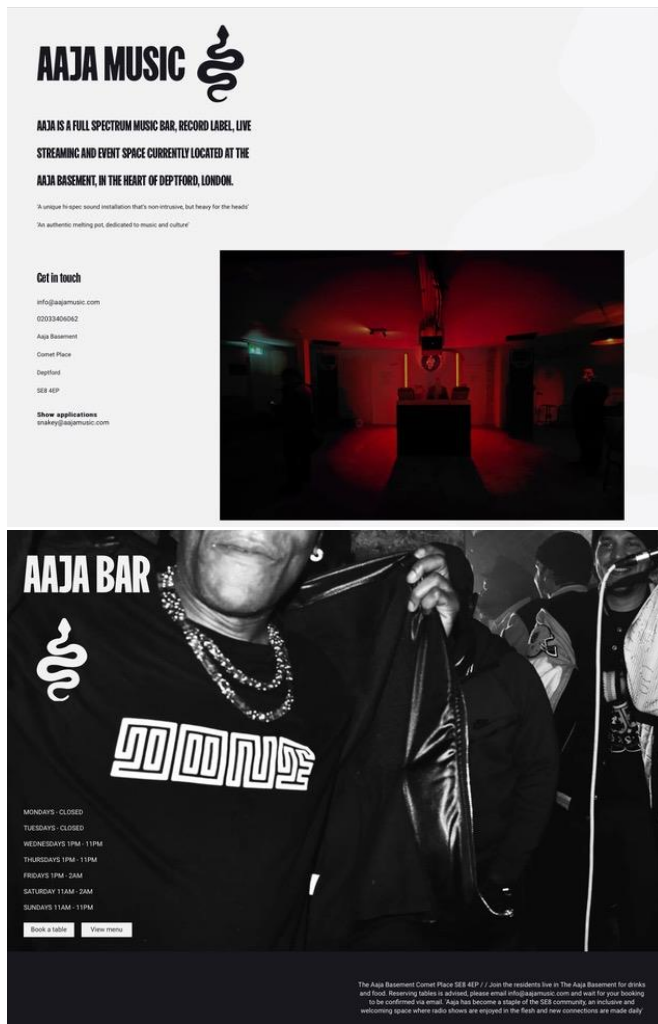
## **2. Protection of children from harm**

There are many homes in this area, and noise nuisances are not resolved quickly. School-age children need uninterrupted sleep, and if Aaja has an exceptionally late licence - every day of the week, this will disrupt their sleep and their schooling.

## **3. Lewisham Strategy for Local Hubs**

According to the latest Five Year Strategy document on the Lewisham Website, the Deptford High Street Area has been designated as a Local Hub. As such, licenced premises should be closed by 11pm, Sunday through Thursday and 12am on Friday and Saturday. I see no reason, given the density of the residential population in this area, that Aaja should be an exception to this policy. Further, it is my understanding that Lewisham Council is actively trying to curtail night-time drinking in Giffin Square and Douglas Way. I can only see a late-running club as exacerbating the problem of public drinking on the High Street, as when this club closes, the patrons can simply move north on Deptford High Street to continue their evening out. While sometimes exceptions might be made, they should be in exceptional circumstances and not for a club that does not seem to take on board its responsibility to the community — in an area full of residential properties.





**Objection 8**

**From:**

**Sent:** 21 February 2024 08:14

**To:** Lockett, Richard <Richard.Lockett@lewisham.gov.uk>

**Subject:** Re: Submitting an objection - 63-69 Deptford High Street

I would like to submit an objection to the premises license that has been applied for by Aaja Deptford Ltd to trade at 63-69 Deptford High Street basement, accessed via Comet Place.

**Prevention of public nuisance:** The access is via an extremely residential, quiet neighbourhood which we have been trying extremely hard to make into a nicer area for residents - including building a Community Garden no more than 30 yards from the proposed entrance. A live music, wrestling entertainment, and alcohol selling venue open until 4am every night of the week will inevitably lead to public nuisance. The Community Garden that the community looks after is already plagued by people drinking on the high street and then dropping litter off away from the high street - this venue being allowed to open with its entrance tucked round the corner would inevitably amplify that enormously. It would also create huge noise pollution for

residents - the event that Aaja held Saturday a week ago led to large congregations of people smoking and creating noise along Comet Place and woke a number of people up in the flats on the way back to the high street, including me.

**Prevention of crime and disorder:** Already we struggle with people coming off the high street after a night out and urinating and taking drugs in public, given the nominal 'hidden' feel of the street, poorly lit but just yards off the main road. The police have had to be called a number of times because of burglary and robbery attempts from people drinking in the street, as well as dealing drugs, and Aaja opening here with a license for alcoholic drinks would inevitably amplify the likelihood of both crime and disorder.

### **Objection 9**

**From:**

**Sent:** 19 February 2024 11:35

**To:** Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

**Subject:** AAJA Deptford Ltd (63-69 Deptford High St) New Premises Licence  
Objection

Dear Sir / Madam,

I am writing to object to the New Premises Licence for AAJA Deptford Ltd (63-69 Deptford High St) - with access from Comet Place.

My main concern is the proposal significantly increases the risk of bringing intoxicated individuals into our residential area. This raises concerns around public disorder, anti-social behaviour, and ultimately the safety of local residents including my 4 year old daughter.

With access to the premises via Comet Place the proposal is likely to bring noise, smoking, increased litter / waste, and foot traffic to our street at unsociable times when my child is trying to sleep. It is a quiet residential street and therefore not appropriate to location to have a premises licenced to host live music and serve alcohol.

I would therefore like to object to any licence being approved for 63-69 Deptford High Street.

## **Objection 10**

**From:**

**Sent:** Tuesday, February 20, 2024 11:47 AM

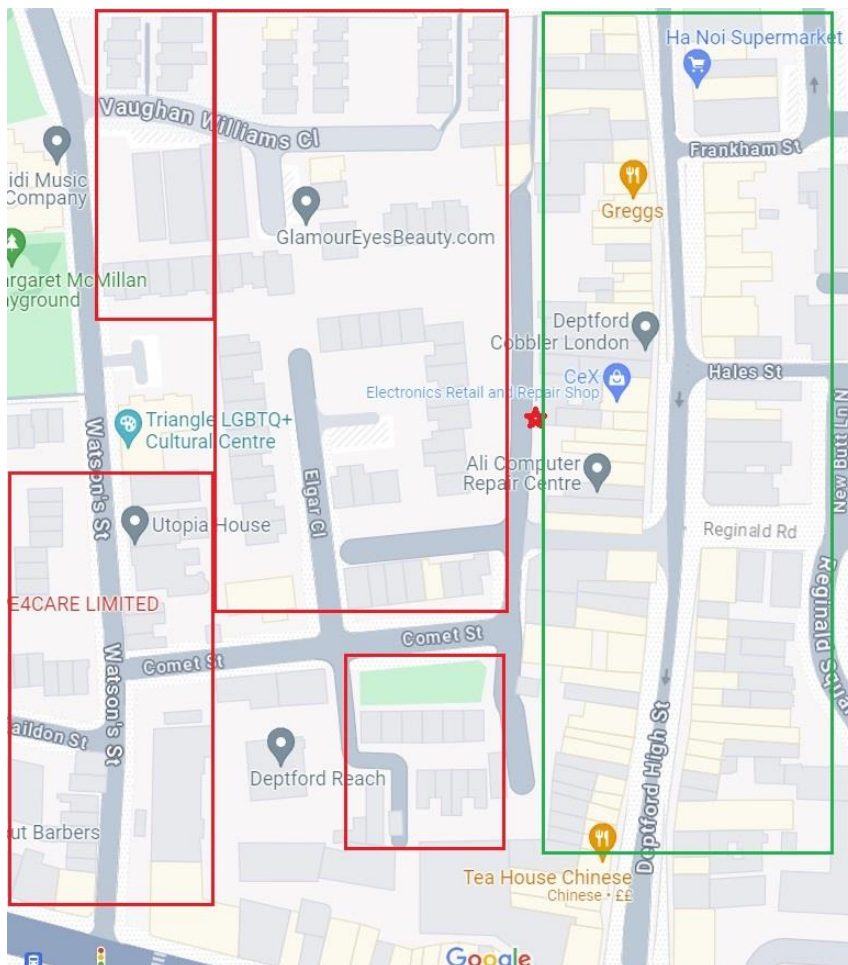
**To:** Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

**Subject:** Objection to the 'Aaja Deptford Ltd' application for new/variation of a premises license

Dear Sir / Madam

I would like to register my object to the application lodged by 'Aaja Deptford Ltd' for new/variation of the premise license at 63-69 Deptford High Street (accessed from Comet Place) for the following main reasons.

1. The surrounding area (approximately 100m circumference) is solely or partly residential and the proposed hours would adversely impact the residents, in the image below (and attached) the red 'boxes' are solely residential, and the green 'box' has retail on the ground floor / basement and residential in the upper floor(s).
2. The application is for operating 19 hours per day, 7 days per week which is completely out of keeping with any other business on Deptford High Street and would likely attract extra foot and vehicular traffic and associated noise up to and after 04:00 which would also adversely impact the residents.



## **Objection 11**

From:

Sent: Thursday, March 7, 2024 9:03 PM

To: Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

Subject: 63-69 High St (Basement of premises accessed via comet place.)

- License application - OBJECTION

Dear Sir /Madam

I wish to OBJECT to the above licence application .

My reasons for doing so are listed below :

In my opinion ,being mostly a residential area , this is a totally unsuitable place for a business of this nature, which I know will cause a great deal of nuisance and be detrimental to the health and well being of many residents living in close proximity. We already have two bars in very close proximity to the above application and to my house and many other residents houses /flats. These bars serve alcohol all hours of the day and late into the night and early morning. I and many others living here already experience a tremendous amount of anti social behaviour including :

\* SMOKING. This happens not far from my bedroom window ,which means I am unable to ventilate my bedroom , which makes sleeping very uncomfortable especially during the summer months .

\* VOMITING. As above this happens very close to my bedroom window ,and I can assure you it is no joke having to lay in bed trying to sleep and listen to people vomiting.

\* URINATING / DEFECATING As above

\* FIGHTING AND ARGUING It is pretty scary, as you don't know what is going to happen next . The police will not come out to incidents such as this.

\* LOUD VOLUME OF NOISE. This comes from the venues and when customers are hanging around well after the venues are closed. Also when staff are closing these premises , disposing of bottles and other rubbish . These venues use the back of the shops to dispose of rubbish and also to leave the venues .

\*INCREASED TRAFFIC NOISE.

We already experience a large increase in traffic noise caused by drivers trying to park , also taxi's dropping people off and collecting them . Car doors are constantly banging , it's a real nightmare.

All the above happens very close to my bedroom window ,when lying in bed trying to sleep ,which for most of the time is impossible . I am 80 yrs old and have lived in my house for over 50yrs, most of the time very happily , but since these bars have been here life has become a misery for a lot of the time . I have a severe autoimmune

disease , which causes me a great deal of pain, fatigue and stress , which is made worse by having to tolerate all the above .

I trust you will give this application great consideration especially in prioritising the wellbeing and health of the residents in the nearby proximity to this application. It would be detrimental in many ways for us all, should this application was granted .

I would like to request that my name and address be withheld from the applicant as I have concerns for my safety and wellbeing given the nature of their business.

Not so long back I saw every where I went ,a statement stating “LEWISHAM IS THE BEST PLACE TO LIVE ,WORK AND PLAY. “ It is happening in some places in our borough, please help us to be able to proclaim that too.

## **Objection 12**

**From:**

**Sent:** Monday, March 11, 2024 11:11 AM

**To:** Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>;

**Subject:** Objection: Licensing for AAJA Deptford, 63-69 Deptford High Street

Dear Sir/Madam,

We are writing to strongly object to the above licence application. We are very concerned about the impact the licence will have on the quality of life of the surrounding inhabitants. The reasons for our concerns are following:

1. Although the licence is advertised as relating to 63-69 Deptford High Street, the access is via Comet Place, no more than 100 feet away from residential housing (see attached photo). This means that the noise will be directed towards residents rather than the high street.
2. Noise levels during opening hours – and most certainly beyond them – will increase significantly and negatively affect neighbouring residents.
3. Our understanding is that there will be no acoustic lobby, which means that music and noise will flow straight into the neighbourhood.
4. Closing at 4AM every day of the week is madness. There are many families with children in the vicinity who will suffer immensely.
5. The licence is likely to increase certain anti-social behaviours, such as urinating in the street. This is a big enough problem already, and the council would do well to try and tackle this in some way rather than increasing the problem.
6. We have three children of school age, and we dread to think about how this licence would affect them. Trying to get children to school who have slept very little overnight is not fun.

In addition, we would like to point out that many of the residents that will be most affected are vulnerable people living in social housing. They are highly unlikely to respond to public consultations such as this one. We think this needs to be taken into consideration.





## **Objection 13**

**From:**

**Sent:** Tuesday, March 12, 2024 9:36 PM

**To:** Licensing <[Licensing@lewisham.gov.uk](mailto:Licensing@lewisham.gov.uk)>

**Subject:** License Application Objection - Aaja Deptford Ltd

Dear Sir/Madam,

As a resident on Deptford High Street, I wish to object to the application for a New Premises License by Aaja Deptford Ltd at 63 -69 Deptford High Street, on the grounds listed below...

### **The Prevention of Public Nuisance:**

When providing preferred hours of operation for licensed activities in the borough, Lewisham's current licensing policy (2020-2025) lists Deptford High Street as a Local Hub (the same as Brockley which has a far more significant road running through it).

This designation process is important as it represents an analysis of the area; its ambient noise conditions, the density of surrounding dwellings, the design and engineering of the buildings, and the consequential expectations of its residential population; in order to assess what would, and what wouldn't, be regarded as a statutory nuisance.

In the case of Local Hub designation, Lewisham's current policy states that pubs and bars should have a closing time of 11pm Sunday -Thursday, and midnight Friday - Saturday. It also states categorically that night clubs are inappropriate.

This designation was in fact reviewed by Lewisham as part of its consultation process for current policy. It received considerable feedback from residents, community groups and councillors who were pro licensable activities which could help nurture a thriving and safer evening economy, whilst at the same time protect basic standards of residential amenity - basically meaning let's have a wonderfully busy evening in which everyone has a great time but then know when the vast majority of us need to go to bed, with venues in nearby New Cross providing a long standing history of late night clubs, bars and pubs for anyone who wants their evening to carry on late into the night. **The result of this 2020 review was for Lewisham's Licensing Authority to change Deptford High Street's designation from District Hub to Local Hub, recognising that Deptford's popular character was profoundly dependent on the co-existence of its commercial and residential communities (an organically created blueprint for multi-use space and place) and that Deptford's residents required the added protection that Local Hub status provided from public nuisance.** A big factor in this decision was an understanding of how quiet Deptford High Street is at night. This is largely due to the very low level of traffic there is (this reduced even further with the introduction of no through route for northbound traffic - and is likely to reduce even more with the plans for pedestrianisation) and consequential high impact of any noise nuisance when it occurs. Another big factor was the significant amount of investment that had been recently made into high quality dwellings across multiple developments on and

adjacent to the high street, confirming Deptford's status as a good place to live, as well as a good place to visit.

With this fact in mind, the request by the applicant for licensable activities (alcohol/recorded and live music) to 4am would be clearly inappropriate at the weekend let alone every day of the week as requested. My list of specific concerns are:

#### 1. Building construction

The premises is situated within a victorian terrace, built using solid brick wall construction, meaning that it severely underperforms against current standards for insulation. The vibration from noise pollution will therefore travel very easily to the residential dwellings above and either side of the premises.

#### 2. Building location

Deptford High Street is obviously known for the commercial activity that exists at ground level, but it's important for the licensing committee to understand that sitting above this ground floor level, along its entire length, are residential dwellings and that together with new developments sited on or adjacent to it, the high street is home to over 2000 residents. Many are long term residents - for example, I myself have lived on Deptford High Street for over twenty years, choosing to bring up my two daughters here. That is because, although busy during the day and evening, Deptford is very quiet at night. (Please also see additional supporting info presented above in explanation of Local Hub status.)

In this case, the premises entrance on Comet Place faces a high density housing development with further housing to the south and south west. This is at present an extremely quiet environment and I can't imagine how anyone would think it reasonable as a place to locate a late night business such as this. As you know, the impact of this business will extend beyond what occurs within the premises. In this wholly residential environment with very low levels of ambient noise, it does not require much for noise to make an impact, and the noise of patrons arriving and leaving the premises in high spirits will be significant.

#### **Prevention of Harm to Children:**

Everything stated above takes on even greater significance when the fact that a significant proportion of nearby residential dwellings have children living in them. Again, as a long term resident I can attest to the fact that the number of young families living on and adjacent to Deptford High Street has seen a marked increase across the last five years, and I can only imagine this increasing further. I would hope that the impact from poor sleep on the health, physical development and learning of babies and young children does not need to be stated here...

Thank you for considering my objection.



## **Suggested Conditions – Aaja, 63-69 Deptford High Street (Basement), SE8 4AN**

1. The premises shall install and maintain a comprehensive CCTV system. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Recordings shall be made available immediately upon the request of Police or authorized officer throughout the preceding 31 day period. The CCTV system should be updated and maintained according to police recommendations.
2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open to the public. This staff member must be able to show a Police or authorized council officer recent data or footage with the absolute minimum of delay when requested.
3. An incident log shall be kept at the premises, and made available on request to an authorised Local Authority or Police Officer, which will record the following:
  - a) All crimes reported to the venue.
  - b) Any complaints received.
  - c) Any incidents of disorder.
  - d) Any faults in the CCTV system.
  - e) Any refusal of the sale of alcohol.
  - f) Any visit by a relevant authority or emergency service
  - g) All ejections of patrons.
4. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
5. A proof of age scheme, such as Challenge 25, must be operated at the premises where the only acceptable forms of identification are (recognised photographic identification cards, such as a driving license or passport / Holographical marked PASS scheme identification cards) appropriate signage must be displayed.
6. Patrons permitted to temporarily leave and then re-enter the premises, after 23:00 e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
7. All windows and doors must be kept shut whilst entertainment is in progress except for the immediate entrance/egress of patrons.
8. Patrons permitted to temporarily leave and then re-enter the premises after 23:00, e.g. to smoke, shall be limited to (15) persons at any one time when SIA door staff are on duty and will be monitored. This will be limited to (6) individuals when SIA are not on duty, and the area will be supervised by staff to ensure there is no public

nuisance. The smoking area will be retained within the private, gated area of the premises and will not cause obstruction to the public highway.

9. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
10. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
11. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between (23.00) hours and (08.00) hours on the following day.
12. The premises shall have a written dispersal policy All staff shall be knowledgeable of this policy and able to enforce it.
13. The Licence holder shall take all reasonable steps to ensure that any customers loitering outside the premises disperse quickly and do not congregate.
14. A minimum of 2 SIA registered door staff, shall be employed on the premises from 22:00hrs on Fridays and Saturdays and any day preceding a bank holiday when the premises are open for licensable activities beyond 01:00. SIA Door staff shall be present until all patrons have left the premises. SIA door staff must be employed by an Accredited Contractor Scheme (ACS) registered company.
15. A register of security personnel employed on the premises shall be maintained in a legible format and made available to police upon reasonable request. The register should be completed by the DPS/ duty manager/ nominated staff member at the commencement of work by each member of security staff and details recorded should include; full name, SIA badge number, time of commencement and completion of duties. The security operative should then sign their name.
16. When SIA staff are on duty, all persons entering or re-entering the premises shall be searched by an SIA trained member of staff and monitored by the premises CCTV system.
17. The premises Licence Holder and/or Designated Premises Supervisor shall keep up to date policies and staff training records in relation to the following: Requirements of the challenge 25 scheme, drugs, identification & recognition of drunks, identification recognition and responsibilities of dealing with vulnerable persons. Staff must be trained in the correct procedures to be followed when refusing service and safety initiatives such as 'Ask Angela' Regular training must be provided to all staff at least every six months, and a record of the training will be maintained for at least twelve months.