



## Licensing Committee

**Report title: Unit 5 Goldcrest House, 32-64 Lee High Road, London, SE13 5FH**

**Date:** 21 December 2022

**Key decision:** No.

**Class:** Part 1.

**Ward(s) affected:** Blackheath

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

### Outline and recommendations

Determination of New Premises Licence Application submitted by Mr Juan Chicaiza Erazo for the premises at Unit 5, Goldcrest House, 32-64 Lee High road, SE13 5FH.

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

The Application was advertised in accordance with regulation 25 of the Licensing Act 2003.

The last day for representations was 1<sup>st</sup> December 2022.

## 1. Summary

1.1. The following activities were applied for by the applicant:

1.2. **Particulars of Application**

The application site is a basement premises, situated within a large mixed use building on the southern side of Lee High Road. The ground floor has a mixture of retail units with the floors above being residential.

#### Sale of alcohol for consumption On the premises

11:00 – 23:30 Monday  
11:00 – 23:30 Tuesday  
11:00 – 23:30 Wednesday  
11:00 – 23:30 Thursday  
11:00 – 03:30 Friday  
11:00 – 03:30 Saturday  
11:00 – 23:30 Sunday

#### Live Music and Recorded Music, Late Night Refreshment

11:00 – 00:00 Monday  
11:00 – 00:00 Tuesday  
11:00 – 00:00 Wednesday  
11:00 – 00:00 Thursday  
11:00 – 04:00 Friday  
11:00 – 04:00 Saturday  
11:00 – 00:00 Sunday

Seasonal Variations:

#### Alcohol, Live Music, Recorded Music,

On Christmas Eve as Friday /Saturday hours till 04:00, and New Year's Eve from end of Normal opening hours until start of opening hours next day.

#### Late Night Refreshment

On Christmas Eve as Friday /Saturday hours till 04:00, and New Year's Eve from end of Normal opening hours until 05:00

- 1.3. Two representations have been received from residents from the local community on the grounds of the prevention of public nuisance, prevention of crime and disorder and public safety.
- 1.4. The representations received have been examined by Officers and are not considered to be vexatious or frivolous. The representation was received within the specified time.
- 1.5. Conditions have been suggested by the Police and Licensing Authority and accepted by the applicant.

## **2. Recommendations**

- 2.1 After having regard to all the representations heard, Members must take such steps as they consider appropriate to promote the prevention of crime and disorder and public nuisance. 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

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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 Strategy – Building an Inclusive Local Economy and Building Safer Communities.

#### **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.

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- 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.

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## 9. Background papers

- 9.1. Application received 3<sup>rd</sup> November 2022.
- 9.2. Application plan.
- 9.3. Aerial and Street level photographs of application site.
- 9.4. Two representations from members of the public.
- 9.5. Conditions agreed by the applicant.

## 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)<br>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<br>A body who represents the persons who live in that vicinity<br>A person involved in a business in that vicinity<br>A body representing businesses in that vicinity<br>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.  |

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|                         |  |
|-------------------------|--|
| Responsible Authorities | <p>Public bodies that must be notified of all applications and who are entitled to make representations in relation to Premises Licences, as follows:</p> <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><li>• Children's Services</li><li>• Home Office Immigration</li></ul> |
|-------------------------|--|

## 11. Report author and contact

- 11.1. Richard Lockett, Senior Safer Communities Service Officer for Licensing  
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