

WANDSWORTH BOROUGH COUNCIL

LICENSING SUB-COMMITTEE – 7TH AUGUST 2025

Report by the Executive Director of Environment and Community Services as Chief Licensing Officer on an application under the Licensing Act 2003 for the VARIATION to a Premises Licence in respect of the premises known as Best One, 169 Putney High Street, London, SW15 1RT (East Putney)

DETAILS OF APPLICATION

- 1)
 - a) Applicant Inventure Putney Limited
150a Christchurch Avenue
Harrow
HA3 8NN
 - b) Premises Best One
169 Putney High Street
London
SW15 1RT
 - c) Application for Variation of Premises Licence (copy of which has been provided to the Sub-Committee).
 - d) Proposed variation
 - i) To extend the hours for the provision of sale of alcohol
 - e) Proposed hours of all named licensable activities The proposed hours of operation and current hours are laid out in **APPENDIX B**
 - f) Other proposed hours None
 - g) Location A map showing the location of the premises is included in the papers provided to the Sub-Committee.

VARIATION APPLICATION

- 2) The premises currently hold a Premises Licence for the sale of alcohol (for consumption off the premises). A previous premises licence was issued in 2017 and allowed for the sale of alcohol until Midnight Sunday-Thursdays and until 2am Friday and Saturdays. The licence holder sought to reduce the hours for the sale of alcohol for Friday and Saturdays only from 2am until Midnight. This was granted under a minor variation in 2022. A copy of the current licence is included in the papers provided to the Sub-Committee.
- 3) The applicant has now applied to vary the Licence:

- a) To extend the hours for the provision of sale of alcohol (for consumption off the premises) by 2 hours until 02.00 hours Monday to Sundays. *The premises currently hold a licence for the sale of alcohol (for consumption off the premises) between the hours of 09.00 until Midnight Monday-Sundays*
- 4) The existing and the proposed hours are laid out in **APPENDIX B**

CONSULTATION.

- 5) The responsible authorities have been notified of the application. The applicant has advertised the application, as required, by way of a poster in the window and by advert in a local newspaper. The application has also been advertised on the Council's website. The Council in its capacity as Licensing Authority (referred to in the remainder of this report as the Council) can only consider representations if they relate to the promotion of the licensing objectives. The following relevant representations have been received:-

6) Responsible Authorities

- a) Environmental Services Officer (Noise) – The Environmental Services Officer has raised a representation and is not satisfied the application meets the current licensing objectives for prevention of public nuisance. The application seeks to go beyond the Council's guideline policy hours for sale of alcohol which states that:

*For premises selling alcohol by retail for consumption off the premises only:
07.00 hours to 00.00 hours (12 midnight) Sunday to Thursday,
07.00 hours to 02.00 hours Friday and Saturday.*

The Officer states that:

- 1) Residents can tolerate an element of noise disturbance in the earlier part of the night when ambient noise levels are high but find it increasingly intolerable as ambient levels fall.
- 2) The particular client group seeking to buy alcohol for consumption off the premises in the early hours of the morning, therefore, differs from those seeking to buy other goods. Noise from revellers in the street, from people smoking outside premises on the public highway, or noises associated with the comings and goings of patrons and, more increasingly these days, third party delivery drivers, cannot be controlled by the applicant nor by any other effective means other than by limiting the general hours in which premises can operate
- 3) Given the very close proximity of residents I believe that it is inappropriate for beyond policy trading to be considered here, particularly where, if granted as applied for, the premises would be an outlier in policy and so would potentially experience greater demand in this beyond policy time period than purely its location would normally generate, due to other competition being absent where they remain within policy.

The Officer is requesting that the hours be granted in line with Wandsworth Council's licensing policy hours (as stated above), to protect the interests of the local residents.

This representation relates to the prevention of public nuisance licensing objective.

- 7) Copies of the representation has been forwarded to the applicant and have been made available to the Sub-Committee.

POINTS OF CLARIFICATION

- 8) The Licensing Act 2003 (Hearings) Regulations 2005 requires that a notice of hearing be sent to the applicant and responsible authorities and other persons who have made relevant representations. This must contain, amongst other matters, the points on which the Council considers that it will want clarification at the hearing. No points of clarification have been sought in respect of this application.

POLICY CONSIDERATIONS

- 9) Licensing Objectives – The Licensing Act 2003 requires the Council to carry out its various licensing functions so as to promote the following licensing objectives:-
- a) the prevention of crime and disorder;
 - b) public safety;
 - c) the prevention of public nuisance; and
 - d) the protection of children from harm.
- 10) Policy Statement – The Licensing Act 2003 requires the Council to publish a “Statement of Licensing Policy” that sets out the policies that the Council will generally apply to promote the licensing objectives when making decisions on applications made under the Act.

The Council made a number of policy decisions in its Statement of Licensing Policy. The following policy decisions are relevant to this application:-

- a) Part 2 Section 9, paragraph 9.5 - Licensing hours;
- b) Part 2 Section 17, paragraph 17.1 and Annex A Mandatory conditions
- c) Part 2 Section 21 - Public Nuisance;

Statutory Guidance – In exercising its licensing functions the Council must have regard to the Government’s Statutory Guidance. The following sections are relevant to this application:-

- a) Chapter 1 paragraphs 1.2 – 1.5, 1.9 – 1.10, 1.16, 1.17, 1.18, 1.19;
- b) Chapter 2 paragraphs 2.21 – 2.27 Public Nuisance;
- c) Chapter 10 – conditions attached to premises licences and club premises certificates and in particular paragraphs, 10.13 – 10.15 (hours of trading); and 10.25 – 10.66 mandatory conditions.

- 11) Copies of the Council’s Statement of Licensing Policy and the Government’s Statutory Guidance will be available at the Sub-Committee meeting.

COMMENTS

- 12) In making their decision in respect of the application, the Sub-Committee must have regard to Statutory Guidance and the Council’s own Statement of Licensing Policy as

well as to the representations made and the evidence heard. However, the Sub-Committee must disregard any representations that do not relate to the promotion of the licensing objectives.

- 13) The Sub-Committee must take such of the following steps as they consider appropriate for the promotion of the licensing objectives as set out above:-
- a) Grant the application as requested; or
 - b) Modify the conditions of the licence (alter or omit condition or add new); or
 - c) Reject the whole or part of the application.
- 14) The Sub-Committee are asked to note that they may not modify the conditions or reject the whole or part of the application merely because they consider it desirable to do so. It must actually be appropriate in order to promote the licensing objectives.

CONDITIONS

- 15) **Mandatory Conditions.** If granted, the licence would be subject to the mandatory conditions laid down in the Licensing Act 2003, (this information will be available at the Licensing Sub-Committee meeting).
- 16) **Conditions arising from applicants Operating Schedule.** The applicant is not seeking to remove any of the existing conditions of the licence. A copy of the current licence is included in the papers provided to the committee. The applicant is proposing additional conditions (in red below) which are appropriate for the promotion of the licensing objectives which will become additional conditions if the application is granted and are shown in **APPENDIX A**.
- 17) The Sub-Committee must, having regard to the representations made, modify these conditions if it considers that such a step is appropriate for the promotion of the licensing objectives.
- 18) **Suggested conditions arising from relevant representations.** In addition to the operating schedule conditions, the Sub-Committee must, having regard to the representations made, add further conditions, if it considers that such a step is appropriate for the promotion of the licensing objectives.

Town Hall
Wandsworth High Street
London SW18 2PU

Paul Chadwick, Executive Director of
Environment and Community Services

30th July 2025

Conditions arising from applicants Operating Schedule

Conditions in BLACK are from current licence

***Conditions in RED are additional conditions proposed by the applicant for this variation**.*

Condition 1.

CCTV

1. The CCTV system installed at the premises shall be maintained in effective working order and all tapes/recordings shall be kept for a minimum of 31 days and shall be made available to the Metropolitan Police or authorised officers of the Council on request.
2. The CCTV system shall provide camera coverage of the internal area and the frontage of the premises.
3. At all times when the premises are open, there shall be a member of staff on duty who is capable of operating the CCTV system.
4. Notices advising customers that CCTV is in operation shall be prominently displayed by the front door and behind the counter.
5. Staff shall monitor the outside of the shop by CCTV and physical checks to ensure that customers do not drink or loiter outside the shop asking any person that does to leave the shop frontage and area quietly & quickly.

Condition 2.

Storage of alcohol

6. Shutters shall be provided to prevent the display for sale of alcohol outside permitted hours.
7. Alcohol not on display for sale shall be stored in a secure area.

Condition 3.

Conduct of Premises

8. Notices shall be prominently displayed on the premises requesting patrons to leave the premises quietly, not to loiter outside the premises and not to drink in the street.
9. An A4 size Notice shall be prominently displayed by the front door asking customers to leave the shop and area quietly & quickly, not to drink alcohol or loiter outside the shop or in the street and to dispose of litter legally.
10. No more than two (2) unaccompanied children under 16 shall be permitted to enter or be on the premises at any time except in an emergency.
11. No unaccompanied children under 16 shall be permitted to enter or be on the premises after 23.00 except in an emergency.

Condition 4.

Staffing, Training

12. All staff shall be trained for their role on induction before being allowed to sell alcohol and refresher training shall be provided at quarterly intervals thereafter.
13. Written records of staff training along with any training material used must be kept by the Designated Premises Supervisor or Premises Licence Holder and produced to Police or Council Officers on request.
14. The training shall include operating Challenge 25, identifying young persons under 25, making a challenge, acceptable proof of age, making and recording a refusal and avoiding conflict.

Condition 5.

Litter

15. Staff at the premises shall routinely and regularly ensure that bottles, cans and litter associated with the premises are cleared from the footway fronting the premises.

Condition 6.

Security, General

16. The premises shall operate a clear window policy to deter underage and proxy sales and persons loitering outside.

Condition 7.

Proof of Age Cards

17. Evidence of age shall be requested from any person appearing to those selling or supplying alcohol to be under the age of 25 and who is attempting to buy alcohol.
18. Examples of appropriate ID include a passport, new style driving licence and the Proof of Age Standards Scheme (PASS) approved age cards.

Condition 8.

Notice, Sales / admission to Children

19. Notices shall be displayed advising customers that the premises are operating a Challenge 25 policy.

Condition 9.

Refusals Book

20. A refusals book to record any aggressive or violent conduct and every instance that sales of alcohol and any other age-restricted goods are refused shall be maintained.
21. The refusals book shall document the date and time a refusal of sale is made and the member of staff refusing the sale.
22. The refusals book shall be available for inspection by an authorised officer of the Licensing Authority, Trading Standards Officers or the Police.

Condition 10.

Notice, Sales / admission to Children

23. Notices advising that Challenge 25 is in force shall be displayed by the front doors and at the point of sale.
24. Till prompts shall be provided by the tills to remind staff to look for customers who appear to be under 25.

Condition 11.

25. A minimum of two (2) fully trained staff shall be on duty on the premises between 23.00 and close every day of the week.
26. The premises licence holder / DPS/ personal licence holder shall undertake a Daily Risk Assessment, taking into account any events taking place locally or advice received from the Metropolitan Police Service to identify any need for additional staff or SIA Licensed Retail Security Staff or Door Supervisors to be on duty. Brief details of the risk assessment and findings shall be recorded in an appropriate section within the Incident Book.
27. If SIA staff are ever on duty their name, SIA Licence Number, date & times of attendance & if employed by a Company their name & contact details shall be recorded in the Incident Book.

APPENDIX B

Best One, 169 Putney High Street, London, SW15 1RT				
	CURRENT LICENCE		PROPOSED VARIATION	
Day	Provision of sale of alcohol (for consumption off the premises)	OPENING HOURS	Provision of sale of alcohol (for consumption off the premises)	OPENING HOURS
Sunday	09.00-00.00	No Restriction	09.00-02.00	No Restriction
Monday	09.00-00.00	No Restriction	09.00-02.00	No Restriction
Tuesday	09.00-00.00	No Restriction	09.00-02.00	No Restriction
Wednesday	09.00-00.00	No Restriction	09.00-02.00	No Restriction
Thursday	09.00-00.00	No Restriction	09.00-02.00	No Restriction
Friday	09.00-00.00	No Restriction	09.00-02.00	No Restriction
Saturday	09.00-00.00	No Restriction	09.00-02.00	No Restriction