



Havering

L O N D O N B O R O U G H

LICENSING SUB-COMMITTEE BERWICK MANOR HOTEL - REVIEW

AGENDA

10.30 am	Wednesday 15 July 2026	Council Chamber - Town Hall
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Members 3: Quorum 2

COUNCILLORS:

Christine Vickery (Chairman)
Kevin Ayres
Geoff Starns

For information about the meeting please contact:

**Taiwo Adeoye - 01708 433079
taiwo.adeoye@haverling.gov.uk**

Please would all Members and officers attending ensure they sit in their allocated seats as this will enable correct identification of participants on the meeting webcast.

Under the Committee Procedure Rules within the Council's Constitution the Chairman of the meeting may exercise the powers conferred upon the Mayor in relation to the conduct of full Council meetings. As such, should any member of the public interrupt proceedings, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room and may adjourn the meeting while this takes place.

Excessive noise and talking should also be kept to a minimum whilst the meeting is in progress in order that the scheduled business may proceed as planned.

Protocol for members of the public wishing to report on meetings of the London Borough of Havering

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

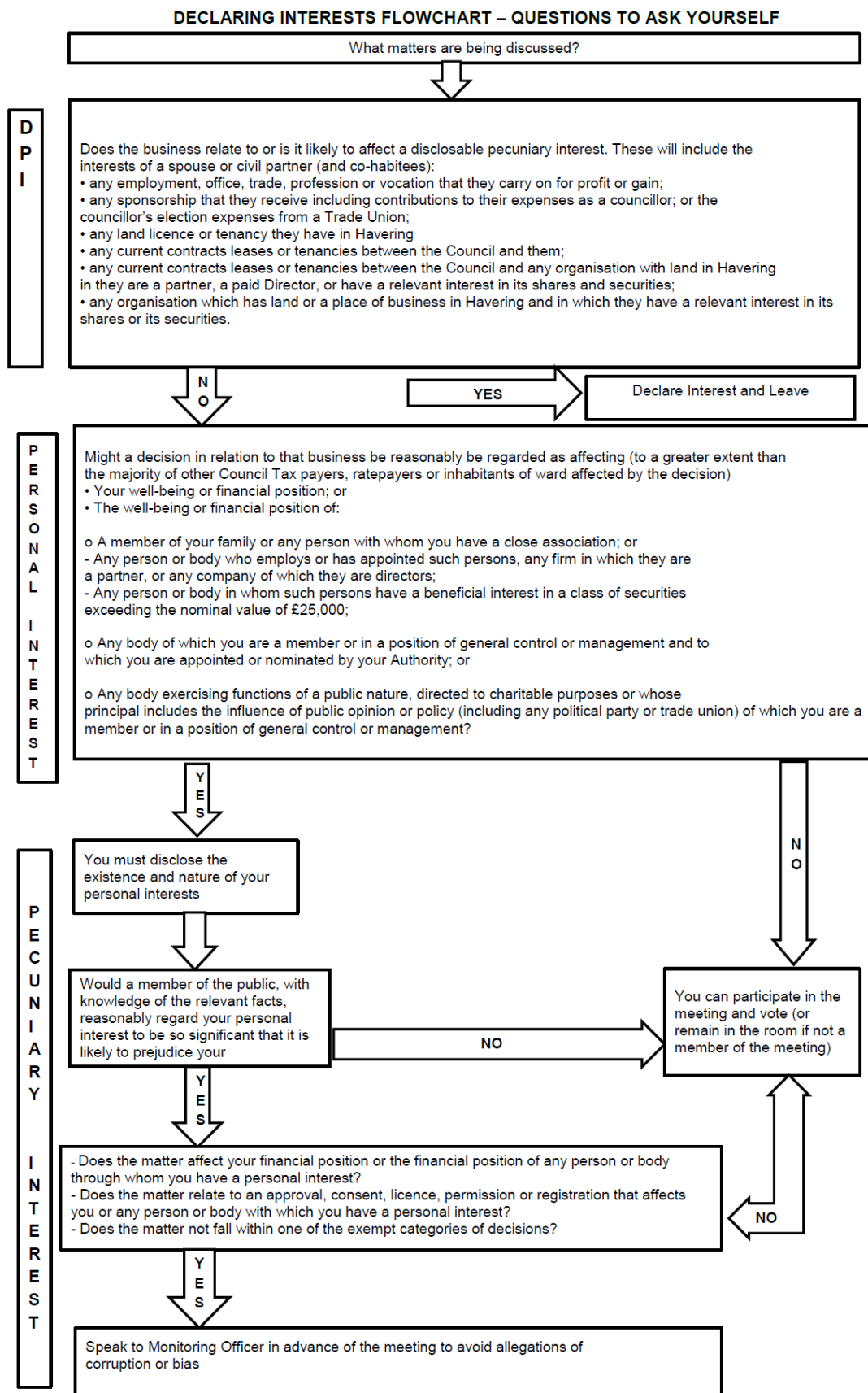
Reporting means:-

- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.



AGENDA ITEMS

1 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive

2 DISCLOSURE OF INTERESTS

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

3 CHAIRMAN'S ANNOUNCEMENT

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

4 REPORT OF THE CLERK (Pages 5 - 10)

Procedure for hearing under the Licensing Act 2003 attached for noting.

5 APPLICATION TO REVIEW A PREMISES LICENCE - BERWICK MANOR HOTEL, POND ROAD, RAINHAM RM13 9EL (Pages 11 - 70)

This application to review a premises licence is made by Mr George Pater, Public Protection Officer for the London Borough of Havering, under section 51 of the Licensing Act 2003.

Zena Smith
Head of Committee and Election Services



LICENSING SUB-COMMITTEE 15 July 2026

REPORT

Subject Heading:

Procedure for the Hearing
Licensing Act 2003 – Diamond Food &
Wine (New Road Food & Wine) 135-137
New Road, Rainham, RM13 8ES

Report Author and contact details:

Taiwo Adeoye – Committee Services
Officer 01708 433079

REPORT OF THE CLERK

PROCEDURE FOR THE HEARING: LICENSING ACT 2003 (REVIEW OF LICENCE)

This is a hearing to consider an application for a review of a licence under section 51 of the Licensing Act 2003. The Licensing Act 2003 (Hearings) Regulations 2005 will govern the arrangements for the hearing of the application now under consideration. This report accords with the requirements of that Act and the Regulations, and in particular Regulations 21-25 (procedure at the hearing).

1. Membership of the Sub-Committee:

- 1.1 The Sub-Committee comprises three members of the Licensing Committee, with a quorum of two members. **Unless there are objections, in the absence of three members, the hearing shall proceed with the quorum of two.**
- 1.2 A member of the Licensing Committee will be excluded from hearing an application where he or she:
 - 1.2.1 has considered an application in respect of the premises in the previous 12 months as a Member of the Regulatory Services Committee; or
 - 1.2.2 is a Ward Councillor for the Ward in which the premises, subject to the application, are located; or
 - 1.2.3 is a Ward Councillor for a Ward which is likely to be affected by the application or;
 - 1.2.4 has a personal interest in the application.

2. Roles of other participants:

- 2.1 The Legal Advisor is not a party to the hearing. The role of the Legal Advisor is to provide legal advice relating to the application and submissions.
- 2.2 The Clerk is not a party to the hearing. The role of the Clerk is to record the hearing and the decisions of the Sub-Committee, and ensure efficient administration

3. Location and facilities:

- 3.1 All hearings will be heard at the Havering Town Hall unless otherwise directed.
- 3.2 Interpreters will be provided by the Council on request, provided notice is given at least five working days before the hearing.

4. Notification of attendance:

- 4.1 The Chairman will enquire of the parties who is in attendance and the parties will indicate their names (and, where relevant, whom they represent). A register will be circulated before the commencement of the hearing on which the applicant, his/her advisers and companions and all interested parties (and/or their representatives) will be asked to record their attendance.

5. Procedural matters:

- 5.1 Prior to the commencement of the hearing, the Chairman of the Sub-Committee will orally inform the parties whether their applications to have certain people attend the hearing (e.g. witnesses) have been granted or refused. Note this relates to people other than those attending on behalf of a party in the capacity as a representative of the party.
- 5.2 Prior to the commencement of the hearing the Chairman of the Sub-Committee will outline the procedure to be followed at the hearing. This will normally be as follows:

Introduction of the application:

The party requesting the review will outline:

- details of the application and relevant representations received from the parties;
- relevant legislation ;
- relevant Licensing Policy; and
- the time limit in which the Council must reach a determination.

Documentary evidence:

- Documentary or other information in support of applications, representations or notices should be provided to the Clerk of the Sub-Committee at least 7 clear working days before the hearing. If this information is produced at the hearing it will only be taken into account by the Sub-Committee if the Sub-Committee and all the parties consent to its submission. Permission to have this information included in the hearing should be requested at the beginning of the hearing before any oral submissions have been made.
- Statements made by people in support of a party's representation who are not present at the hearing, must be signed by the maker, dated and witnessed by another person. The statement must also contain the witness's full name and occupation.

Representations:

- The Chairman will invite each of the parties at the hearing or their representative sequentially to address the Sub-Committee and call any person/s to whom permission has been granted to appear. Each party will be allowed a maximum period of 10 minutes in which to address the Sub-Committee and call persons on his/her behalf.
- This 10 minute period is where each party has the opportunity to orally address the Sub-Committee and clarify any points on which the Sub-Committee has sought clarification prior to the hearing. This 10 minute period should be uninterrupted unless a member of the Sub-Committee or Legal Advisor considers that the speaker is making submissions that are irrelevant, frivolous or vexatious.
- Members of the Sub-Committee may ask questions of any party, at any time during the proceedings. Time taken in dealing with a Member's question will not be taken into account in determining the length of time available to the party in question to make their representation.

The sequence in which each of the parties will be invited to address the Sub-Committee will normally be in the order of:

- the party requesting the review of the licence
- the Chief Officer of Police;
- the Fire Authority;
- the Health and Safety at Work Enforcing Authority;
- the Local Planning Authority;
- the Local Environmental Health Authority;
- the Local Weights and Measures Authority;

- the Authority Responsible for the Protection of Children from Harm;
- a navigation or other authority responsible for waterways; and
- any other party that has submitted representations in respect of the application, certificate, notice or other matter appearing before the Sub-Committee;
- the party whose premises is the subject of the licence review.

At the discretion of the Sub-Committee the above order may be varied.

Cross-Examination:

Where witnesses have been permitted by the Sub-Committee to speak at the hearing on behalf of a party, permission must be sought from the Sub-Committee before another party can ask the witness questions. This process of questioning is normally referred to as cross-examination. The Sub-Committee will allow cross-examination only where it is necessary to assist it in considering the representations or application.

Relevance:

Information submitted at the hearing must be relevant to the applications, representations, or notice and the promotion of the licensing objectives. The Chairman of the Sub-Committee is entitled to exclude any information it considers to be irrelevant whether presented in written or oral form. The licensing objectives are:

- The prevention of crime and disorder;**
- Public safety;**
- The prevention of public nuisance; and**
- The protection of children from harm.**

6. Failure of parties to attend the hearing:

- 6.1 If a party, who has not given prior notice of his/her intention not to attend the hearing, is absent from the hearing the Sub-Committee may either adjourn the hearing or hold the hearing in the party's absence. Where the hearing is held in the absence of a party, the Sub-Committee will still consider the application, representation or notice submitted by that party.

7. Adjournments and extension of time:

- 7.1 The Sub-Committee may adjourn a hearing to a specified date or extend a notice period except where it must make a determination within certain time limits in the following specific applications:

- Review of premises licences following closure orders made under the Licensing Act 2003 where the Sub-committee must make a determination within 28 days of receiving notice of the closure order.
- Other reviews of premises licenses where the Sub-Committee must make a determination within 28 days of the end of the statutory consultation period.

8. Sub-Committee's determination of the hearing:

- 8.1 At the conclusion of the hearing the Sub-Committee will deliberate in private accompanied by the Clerk and the Legal Advisor who will be available to assist the Sub-Committee with any legal problems but will not participate in any decision making of the Sub-Committee.
- 8.2 The Sub-Committee will normally make its determination and announce its decision at the end of the hearing.
- 8.3 Where all parties have notified the Sub-Committee that a hearing is not required the Sub-Committee must make its determination within 10 working days of being given notice that the hearing is not required.

9. Power to exclude people from hearing:

- 9.1 The public are entitled to attend the hearing as spectators. However, the Sub-Committee may exclude any person from the hearing including any person assisting or representing a party where:
 - it considers that the public interest would be best served by excluding the public or the individual person from the hearing; or
 - that person is behaving in a disruptive manner. This may include a party who is seeking to be heard at the hearing. In the case where a party is to be excluded, the party may submit to the Sub-Committee in writing any information which they would have been entitled to give orally had they not been required to leave the hearing.

10. Recording of proceedings:

- 10.1 A written record of the hearing will be produced and kept for 6 years from the date of the determination of the hearing.

11. Power to vary procedure:

- 11.1 The Sub-committee may depart from following any of the procedures set out in this document if it considers the departure to be necessary in order to consider an application, notice or representation.

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LONDON BOROUGH

Licensing Officer's Report

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LICENSING SUB-COMMITTEE

15 July 2026

REPORT

Subject heading:

**Berwick Manor Hotel
Berwick Pond Road Rainham RM13
9EL**

Report author and contact details:

**Premises licence review
Mr P Jones, Public Protection Officer
licensing@havering.gov.uk
01708 432777**

This application to review a premises licence is made by Mr George Pater, Public Protection Officer for the London Borough of Havering, under section 51 of the Licensing Act 2003. The application was received by Havering's Licensing Authority on 1st June 2026.

Geographical description of the area and description of the building

Berwick Manor Hotel is located on Berwick Pond Road in Rainham. The closest residential properties to the hotel are approximately 350 metres away in Warwick Lane and 460 metres away in Lakeside. Open fields surround the hotel.

Details of the relevant premises licence

Premises licence no. 27092 permits the provision of the following licensable activities:

Films

Monday to Sunday – 10:00 to 00:30

Live music, recorded music

Residents and bona fide guests

Monday to Sunday – 00:00 to 24:00

Non-residents

Monday to Sunday – 23:00 to 01:30

Late night refreshment

Residents and bona fide guests

Monday to Sunday – 23:00 to 05:00

Non-residents

Monday to Sunday – 23:00 to 01:30

Supply of alcohol

Residents and bona fide guests

Monday to Sunday – 00:00 to 24:00

Non-residents

Monday to Sunday – 10:00 to 01:30

External areas

All licensable activities detailed above – 10:00 to 24:00

Non-standard timings

All licensable activities detailed above:

New Year's Eve – from the end of licensed hours on New Year's Eve to the start of licensed hours on New Year's Day

New Year's Day, Friday, Saturday, Sunday and Monday of each bank holiday weekend, Christmas Eve, Boxing Day – one additional hour

Premises opening hours

Monday to Sunday – 00:00 to 24:00

Comments and observations on the application

Upon receipt of this application the Licensing Authority processed it in accordance with the regulatory requirements which govern the s.51 application process.

Mr Pater's premises licence review application is based upon the grounds that there was an alleged breach of a noise abatement notice which was previously served under s.80 of the Environmental Protection Act 1990. It is also alleged that public nuisance was witnessed by officers from Havering's Environmental Health team. The review application goes on to contend that complaints of noise emanating from Berwick Manor have been received since 2021, with multiple visits made by council officers to the premises and surrounding area during this period.

Summary

There were two representations supporting this application from residents in the vicinity of the premises. A video was supplied supporting one representation which will be made available to all parties at the hearing.

There was one representation supporting this application from a responsible authority, namely Havering's Licensing Authority.



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Current Licence

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Part A

Premises licence number

27092

Part 1 – premises details

Postal address of premises

**Berwick Manor
Berwick Pond Road Rainham RM13 9EL**

Where the licence is time limited the dates

Not applicable

Licensable activities authorised by the licence

Films, live music, recorded music, late night refreshment, supply of alcohol

The times the licence authorises the carrying out of licensable activities

Films

Monday to Sunday – 10:00 to 00:30

Live music, recorded music

Residents and bona fide guests

Monday to Sunday – 00:00 to 24:00

Non-residents

Monday to Sunday – 23:00 to 01:30

Late night refreshment

Residents and bona fide guests

Monday to Sunday – 23:00 to 05:00

Non-residents

Monday to Sunday – 23:00 to 01:30

Supply of alcohol

Residents and bona fide guests

Monday to Sunday – 00:00 to 24:00

Non-residents

Monday to Sunday – 10:00 to 01:30

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The times the licence authorises the carrying out of licensable activities – contd.

External areas

All licensable activities detailed above – 10:00 to 24:00

Non-standard timings

All licensable activities detailed above

New Year's Eve – from the end of licensed hours on New Year's Eve to the start of licensed hours on New Year's Day
New Year's Day, Friday, Saturday, Sunday and Monday of each bank holiday weekend, Christmas Eve, Boxing Day – one additional hour

The opening hours of the premises

Monday to Sunday – 00:00 to 24:00

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

On and off supplies

Part 2

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

Fimasa Limited
Unit 11 Holts Court Threshers Bush Harlow CM17 0NS

Registered number of holder

12245651

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

Mr Pareshkumar Arvindbhai Patel

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

[REDACTED]

Annex 1 – mandatory conditions

- 1. No supply of alcohol may be made under the premises licence:**
 - (a) at a time when there is no designated premises supervisor in respect of the premises licence, or**
 - (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.**

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2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
5. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—

- (a) a holographic mark, or
 - (b) an ultraviolet feature.
 - 6. The responsible person must ensure that—
 - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.
 - 7. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
 - 8. For the purposes of the condition set out in paragraph 7 —
 - (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) “permitted price” is the price found by applying the formula —
$$P=D+(D \times V)$$
- where —
- (i) P is the permitted price,
 - (i) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - (c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence —
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.

Annex 1 – mandatory conditions – contd.

- 9. Where the permitted price given by paragraph (b) of paragraph 8 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.**
- 10. (1) Sub-paragraph (2) applies where the permitted price given by paragraph (b) of paragraph 8 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.
(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.**
- 11. The admission of children, that is persons aged under 18, to the exhibition of any film shall be restricted in accordance with any recommendation made by the film classification body designated by section 4 of the Video Recordings Act 1984.**

Annex 2 – conditions consistent with the operating schedule

- 1. An incident log shall be kept at the premises and made available on request to the Police or an authorised officer of the London Borough of Havering. The log shall record the following:**
 - All crimes reported to the venue**
 - All ejections of customers**
 - Any incidents of disorder, i.e. disturbance caused by either one person or a group of people. (There is no requirement to record the above incidents where they do not relate to a licensable activity).**
 - Seizures of drugs or offensive weapons**
 - Any faults in the CCTV system or searching equipment or scanning equipment.**
 - Any refusal of the sale of alcohol during the hours the premises is licensed to sell it.**
- 2. The premises licence holder or nominated representative shall keep and maintain all right to work in the UK documents for all staff members. Right to work documents shall be kept at the premises and produced to an authorised officer of the council or the Police upon request. Right to work documents must be retained at the premises for a minimum of 12 months after employment has ceased.**

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3. CCTV shall be installed, operated and maintained at all times that the premises is open for licensable activities, so as to comply with the following criteria:
 - The premises licence holder shall ensure that the CCTV system is checked every two weeks to ensure that the system is working properly and that the date and time are correct. A record of these checks, showing the date and time of the person checking, shall be kept and made available to police or authorised council officers on request.
 - The Police shall be informed if the CCTV system will not be operating for longer than one day of business for any reason.
 - One camera shall show a close-up of the entrance to the premises to capture a clear full length image of anyone entering.
 - The CCTV system shall provide coverage of any exterior part of the premises accessible to the public.
 - The CCTV system shall record in real time and recordings shall be date and time stamped.
 - Recordings shall be kept for a minimum of 31 days and downloaded footage shall be provided free of charge to Police or authorised council officers on request subject to the Data Protection Act 1998 within 24 hours of any request.
 - At all times the premises are open for licensable activity there shall be a person on the premises who can operate the CCTV system sufficiently to allow Police or authorised council officers to view footage on request.
4. Signage stating that CCTV is in operation at the premises shall be clearly displayed at the premises.
5. Staff shall clear crockery, cutlery and glassware promptly from tables.
6. In the event that a serious assault is committed on the premises or appears to have been committed the management shall immediately ensure that:
 - The Police and, where appropriate, the Ambulance Service are called without delay.
 - All measures that are reasonably practicable are taken to apprehend any suspects pending the arrival of the police.
 - The crime scene is preserved so as to enable a full forensic investigation to be carried out by the police; and
 - Such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises.
7. There shall be at the premises a lockable 'drugs box' to which no member of staff except the DPS and/or the management shall have access. All controlled drugs or items suspected to be or to contain controlled drugs found at the premises shall be placed in this box as soon as practicable. Whenever this box is emptied all of its contents shall be given to the Metropolitan Police Service for appropriate disposal.
8. An adequate and appropriate supply of first aid equipment and materials shall be available on the premises at all times.
9. All exit routes and public areas shall be kept unobstructed, shall have non-slippery and even surfaces, shall be free of trip hazards and shall be clearly signed.

10. The premises licence holder shall ensure that all staff are fully trained and made aware of the legal requirements of businesses to comply with their responsibility with regard to the disposal of waste produced from the business premises. The procedure for handling and preparing for disposal of the waste shall be held in writing and displayed in a prominent place where it can be referred to at all times by staff.
11. The premises licence holder shall ensure that there is an adequate number of receptacles for waste within the premises for the public to use.
12. Notices shall be prominently displayed at all exits requesting patrons leaving the premises to do so quietly respecting the needs of local residents and businesses.
13. No noise generated on the premises or by its associated plant or equipment shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
14. An appropriate automatic noise control device shall be used for any amplified sound within the licensed area. The device shall be set so that the volume of any amplified sound emanating from the premises does not cause a public nuisance to the occupiers of any noise sensitive premises. The equipment shall be effectively operated and maintained for as so long as the use continues.
15. Details of the equipment shall be submitted to and approved by the local licensing authority and the equipment shall be installed and be in full working order to the satisfaction of the local licensing authority prior to the commencement of use.
16. The premises licence holder shall appoint a noise consultant registered with the Institute of Acoustics or Association of Noise Consultants to prepare a scheme of sound control measures which may include the installation of a sound limiting device to prevent a public nuisance as a result of music and amplified sound from the premises. The scheme shall be approved by the local authority within 30 days of the premises licence being granted.
17. The automatic noise control system shall be so secured so as to be under the access and control by the designated premises supervisor or other authorised personnel only.
18. If a 21st birthday party or under is hosted where licensable activity is taking place all guests shall be age verified and those over 18 shall wear wrist bands confirming they are aged 18 or over.
19. The premises shall at all times operate a Challenge 25 policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years without having first provided identification. Only a valid British driver's licence showing a photograph of the person, a valid passport, a military identification card or a proof of age card showing the 'PASS' hologram may be accepted as valid identification.

Annex 2 – conditions consistent with the operating schedule – contd.

- 20. All staff members engaged or to be engaged in selling alcohol on the premises shall receive full training pertinent to the Licensing Act 2003 specifically with regard to age-restricted sales and the refusal of sales to persons believed to be under the influence of alcohol or drugs.**
- 21. All such training shall be fully documented and signed by not only the employee but the person delivering the training. Training records shall be kept at the premises and made available upon request to either an authorised officer of the council or the Police on request.**
- 22. Staff employed to sell alcohol and assist in the provision of a licensable activity shall undergo training upon induction. This shall include, but not be limited to:**
 - The premises' age verification policy**
 - Dealing with refusal of sales**
 - Proxy purchasing**
 - Identifying attempts by intoxicated persons to purchase alcohol**
 - Identifying signs of intoxication**
 - The premises' drugs policy**
 - Film classifications**
- 23. Such training sessions shall be documented and refreshed every twelve months. All training sessions shall be documented in English. Records of training shall be kept for a minimum of one year and shall be made available to an authorised officer of the council or the Police upon request.**
- 24. A written public nuisance policy (PNP) shall be submitted to and agreed between the premises licence holder (PLH), the Licensing Authority (LA) and the local authority Environmental Health officer responsible for noise monitoring within 60 days of the premises licence being granted. The agreed policy or any variations thereto that may be agreed between the PLH and Environmental Health officer shall be adhered to at all times. If the PNP is unable to be agreed or is withdrawn at any time licensable activities in the external areas and marquee shall not be permitted after 23:00 hours.**

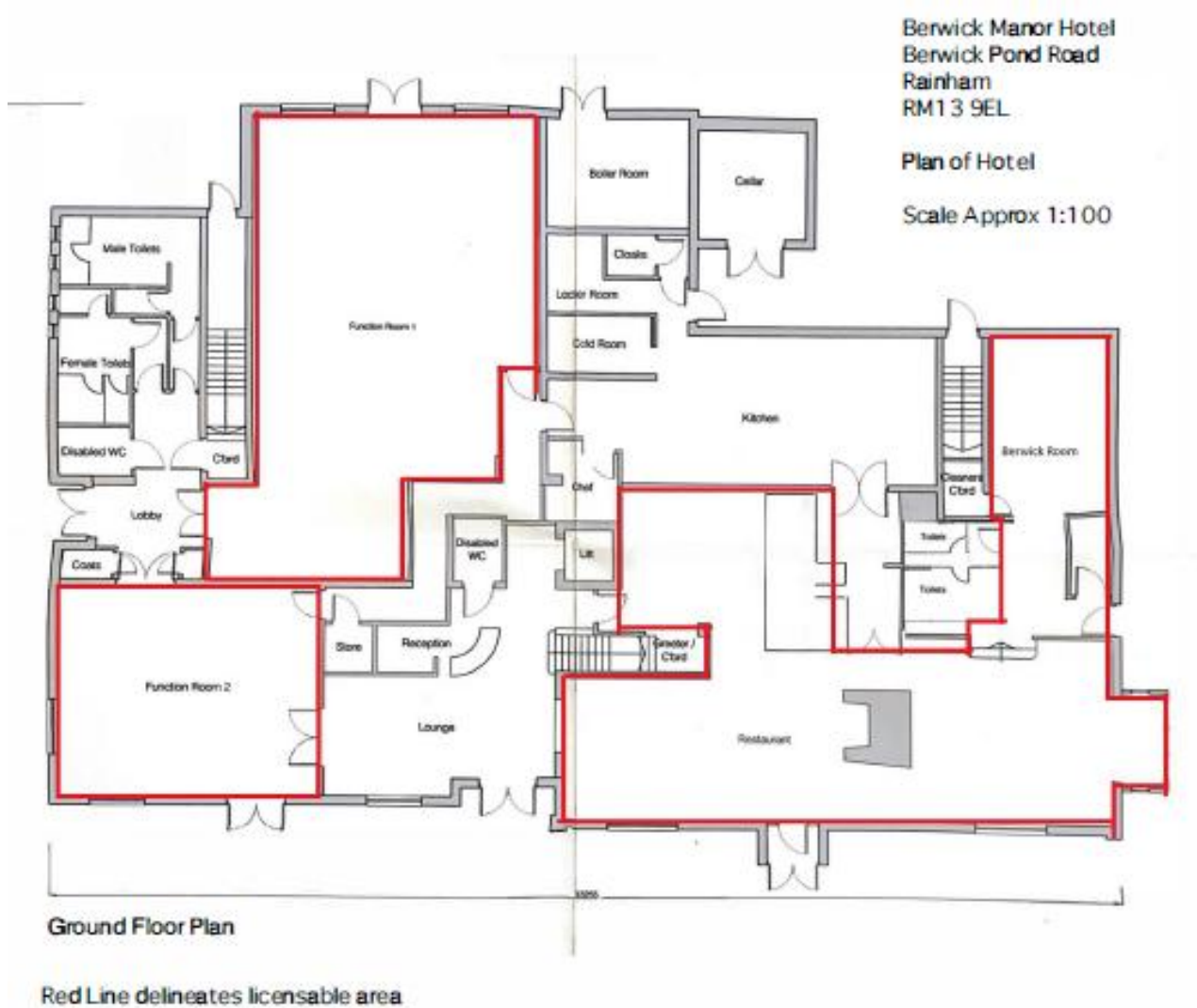
Annex 3 – conditions attached after a hearing by the Licensing Authority

Not applicable

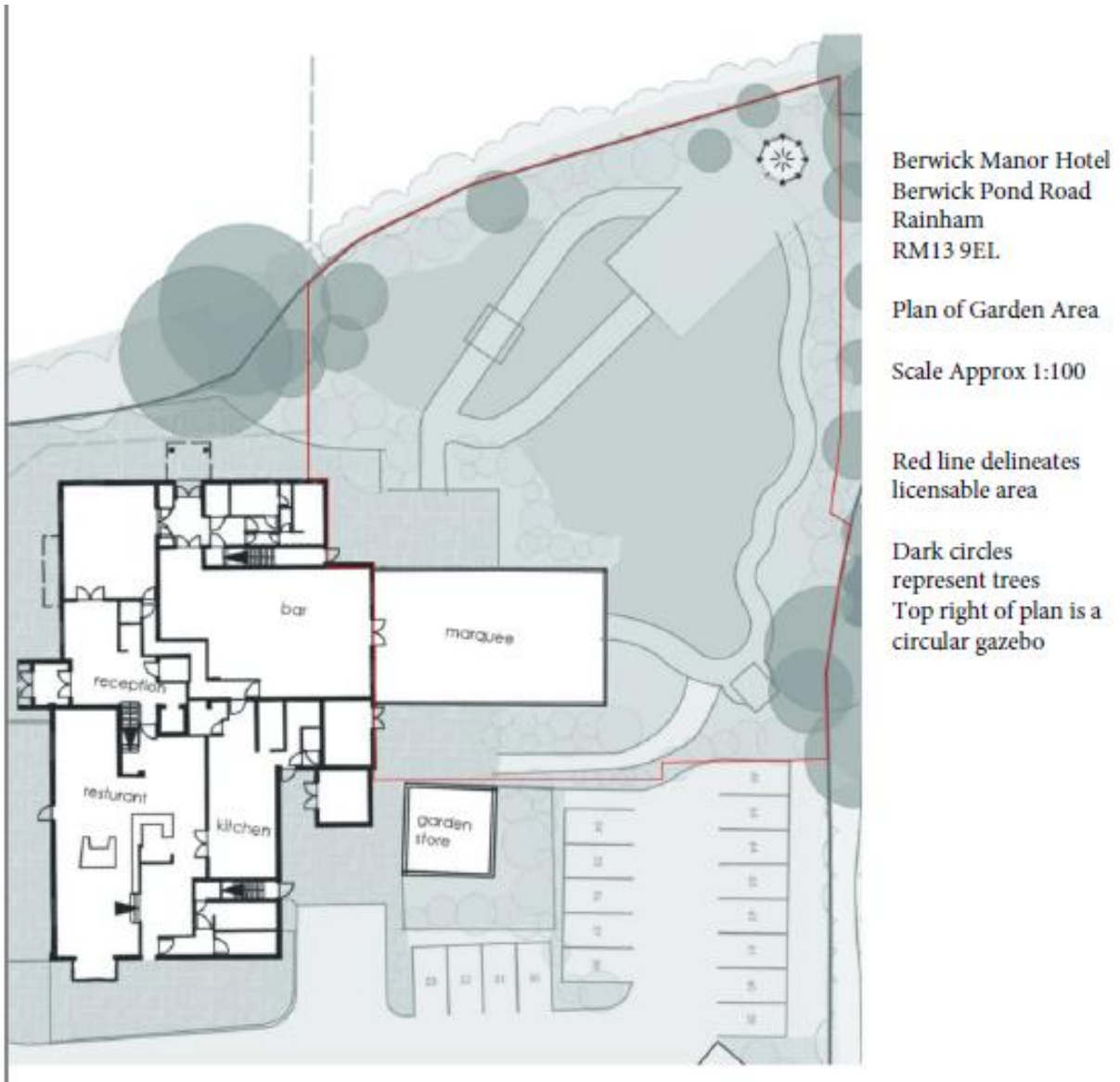
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Annex 4 – premises plan

Original premises plans are held by the Licensing Authority of the London Borough of Havering.



Annex 4 – premises plans – contd.



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Part B

Premises licence summary

Premises licence number

27092

Premises details

Postal address of premises

**Berwick Manor
Berwick Pond Road Rainham RM13 9EL**

Where the licence is time limited the dates

Not applicable

Licensable activities authorised by the licence

Films, live music, recorded music, late night refreshment, supply of alcohol

The times the licence authorises the carrying out of licensable activities

Films

Monday to Sunday – 10:00 to 00:30

Live music, recorded music

Residents and bona fide guests

Monday to Sunday – 00:00 to 24:00

Non-residents

Monday to Sunday – 23:00 to 01:30

Late night refreshment

Residents and bona fide guests

Monday to Sunday – 23:00 to 05:00

Non-residents

Monday to Sunday – 23:00 to 01:30

1 of 2

The times the licence authorises the carrying out of licensable activities – contd.

Supply of alcohol
Residents and bona fide guests
Monday to Sunday – 00:00 to 24:00
Non-residents
Monday to Sunday – 10:00 to 01:30

External areas
All licensable activities detailed above – 10:00 to 24:00

Non-standard timings
All licensable activities detailed above
New Year's Eve – from the end of licensed hours on New Year's Eve to
the start of licensed hours on New Year's Day
New Year's Day, Friday, Saturday, Sunday and Monday of
each bank holiday weekend, Christmas Eve, Boxing Day –
one additional hour

The opening hours of the premises

Monday to Sunday – 00:00 to 24:00

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

On and off supplies

Name, (registered) address of holder of premises licence

Fimasa Limited
Unit 11 Holts Court Threshers Bush Harlow CM17 0NS

Registered number of holder

12245651

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

Mr Pareshkumar Arvindbhai Patel

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

Not restricted

2 of 2



Havering
LONDON BOROUGH

Copy of Application

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London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB

**Application for the review of a premises licence or club premises certificate 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 George Pater

**apply for the review of a premises licence under section 51 of the Licensing Act 2003 for the
premises described in Part 1 below**

Part 1 – Premises or club premises details

Postal address of premises or, if none, ordnance survey map reference or description
Berwick Manor, Berwick Pond Road

Post town
Rainham

Post code
RM13 9EL

Name of premises licence holder or club holding club premises certificate
Fimasa Limited

Number of premises licence or club premises certificate
27092

Part 2 - Applicant details

I am

Please tick ✓ yes

1) an individual, body or business which is not a responsible
authority (please read guidance note 1, and complete (A)
or (B) below)

2) a responsible authority (please complete (C) below) ✓ yes

3) a member of the club to which this application relates
(please complete (A) below)

(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)

Please tick ✓ yes

Mr

Mrs

Miss

Ms

Other title
(for example, Rev)

Surname

First names

Please tick ✓ yes

I am 18 years old or over

**Current postal
address if
different from
premises
address**

Post town

Post Code

Daytime contact telephone number

**E-mail address
(optional)**

(B) DETAILS OF OTHER APPLICANT

Name and address

Telephone number (if any)

E-mail address (optional)

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address Mr George Pater Environmental Health (Environmental Protection) London Borough of Havering Town Hall Main Road Romford RM1 3BB
Telephone number 01708 432926
E-mail address George.Pater@Havering.gov.uk

This application to review relates to the following licensing objective(s)

Please tick one or more boxes ✓

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance ✓ yes
- 4) the protection of children from harm

Please state the ground(s) for review (please read guidance note 2)

Alleged breach of noise abatement notice served under S80 of the Environmental Protection Act 1990. Public nuisance witnessed by officers.

Please provide as much information as possible to support the application (please read guidance note 3)

Complaints of noise emanating from Berwick Manor have been received since 2021, with multiple visits conducted to the premises and surrounding area during this period.

Although a Statutory Nuisance had not yet been established during evening patrols, a meeting was held with Berwick Manor on 25 November 2021 to establish a limiter calibration. This involved setting sound limits for amplified music by observing what was audible at several complaint locations and at the nearest noise-sensitive receptors (NSRs), located approximately 475 metres from the source.

On this date, a limit of 94dB LAeq (60 seconds) was set, measured from the central dancefloor area, with no audible music detected at the façade of the NSRs.

The limiter, a BSS Soundweb 9088iis Network Signal Processor, together with the calibration factors and operational controls, was incorporated into a dynamic Noise Management Plan (NMP). The measures included:

- Noise limits measured from the speakers.
- Sound checks to monitor levels so as not to impact NSRs.
- External speakers not to be repositioned.
- No additional speakers to be used.

Complaints of nuisance from loud music continued to be received, and further evening visits were conducted to investigate allegations of Statutory Nuisance under Section 79 of the Environmental Protection Act 1990.

In November 2024, Berwick Manor applied for a variation to its premises licence to include the marquee area (the rear external grounds) within the area permitted for licensed activities.

Upon review of the application, it was identified that a closer NSR, located approximately 340 metres away, was likely to be affected by amplified music emanating from Berwick Manor. In response, the NMP was amended and the permitted sound levels were further reduced to 93dB LAeq (60 seconds), measured 1 metre from the external speakers.

Complaints of nuisance from loud music continued to be received, and further evening visits were conducted to investigate allegations of Statutory Nuisance under Section 79 of the Environmental Protection Act 1990.

In August 2025, several visits were carried out by officers where music was heard from the venue in the Lakeside estate and surrounding areas.

On the 23rd August 2025, Environmental Protection Team Leader Mr Mike Richardson and I visited the venue and discovered that the noise limiter previously detailed in the NMP was not being used, and no alternative noise limiter was being used. All control of noise was being carried out via the sound engineers through the mixing desk.

On 6 September 2025, Environmental Protection Team Leader Mr Mike Richardson witnessed noise amounting to a Statutory Nuisance within both the property of a complainant affected by noise from Berwick Manor.

In light of the evidence gathered in August and early September the Council was satisfied that a Statutory Nuisance was likely to be occurring and therefore obliged to serve a noise abatement notice.

On 10 September 2025, an Abatement Notice under Section 80 of the Environmental Protection Act 1990 was served in respect of Statutory Nuisance arising from noise. On both the premises licence holder and designated premises supervisor.

On 16 September 2025, a meeting was held at Berwick Manor to discuss the Notice and establish operational limits for the sound system and limiter. Berwick Manor played music through the speaker system whilst Environmental Protection Team Leader Mr Mike Richardson and I conducted observations from several complaint locations and the nearest NSR. No music was audible from those locations. It should be noted that this was not likely to have been the full sound system which was operating on the evenings officers had visited over the summer.

Upon returning to the premises, the music was replayed at the same volume, and the following readings were obtained:

14:27 – AVG 90dB LAeq (15 seconds), approximately 15–20 feet from speakers.

14:24 – AVG 99dB LAeq (15 seconds), approximately 6 feet from speakers.

Weather conditions: 14mph easterly wind (270°), overcast, 19°C.

It was explained that whilst these limits should assist in preventing disturbance to the locality, sound checks should continue to be undertaken in accordance with the NMP to ensure that amplified music is not audible at nearby residential properties.

On 23 May 2026, Team Lead Mr Mike Richardson and I conducted observations in the area surrounding Berwick Manor and found that music from the evening event was clearly audible and likely to cause a material interference with the reasonable use and enjoyment of nearby residential properties.

Observations for that evening included:

Approx. 20:00 – Music from Berwick Manor clearly audible outside # [redacted] and # [redacted] Lakeside to the extent that it appeared to be originating from within the garden. Southerly wind at 5mph, temperature 25°C.

Approx. 20:15 – Music from Berwick Manor clearly audible at Gernon Close.

Approx. 20:32 – Music from Berwick Manor clearly audible at # [redacted] Greenacres Close. Music and a female MC were clearly audible.

Officers visited the venue between 20:45 – 21:25, the noise limiter appeared to be working however the speakers were not as set the previous day and appeared to be further apart than when levels were set on the 23rd May 2026. Whilst the noise levels within the event space complied with the modified NMP it was clear that if monitoring was occurring outside the venue the excessive noise levels were not being addressed adequately. From the vast area of residential properties being affected by loud music from the venue it was clear that a public nuisance was occurring.

On 30th May 2026, I conducted observations in the area surrounding Berwick Manor and found that music from the event remained audible at surrounding residential locations, with intermittent periods of increased volume. It was noted that the event attracted fewer attendees than the event observed on the previous weekend, to the extent that additional parking arrangements were not required. Despite the reduced attendance, amplified music continued to be audible within the locality.

Due to the Deregulation Act 2015, amplified music between the hours of 08:00 and 23:00 is not regulated via the licencing regime for a premises with a valid premises licence to sell alcohol for consumption on the premises and it takes place in the presence of an audience of no more than 500 persons.

(NB If there were more than 500 people at an event at Berwick Manor during the 08:00 to 23:00 period, the deregulation would not apply.)

For this Local Authority to achieve effective abatement of noise from amplified music, we request that a Licensing Hearing be convened to consider the implementation of additional conditions on the premises licence pursuant to Section 177A of the Licensing Act 2003. These conditions would seek to adequately control noise arising from amplified music emanating from Berwick Manor. We believe this represents a fair and proportionate response to the public nuisance occurring, with the aim of preventing further public nuisance whilst avoiding the more severe option of seeking a full revocation of the premises licence.

In conclusion,

- In 2024, concerns were raised at the time that external marquee area was being used and could have been contributing to a public nuisance being caused.
- The venue agreed to implement noise management plans.
- The plans on the licence were not adhered to.
- Multiple complaints have been received (See appendix A)
- A noise abatement notice was issued in September 2025.
- Officers attending on the 23rd May 2026 are of the opinion that the level of music witnessed was a breach of the noise abatement notice served.
- On the event of the 23rd May 2026, speakers were not as set the previous day.

Unfortunately, Environmental Health Public Protection are of the view that the Public Nuisance licensing objective is being undermined, and do not have faith that the licence holder is committed to prevention as complaints continue to be received dating back as far as 2021, despite extensive liaison with the venue.

Given the above, the Environmental Health Public Protection team respectfully request that the sub-committee consider the addition of conditions (by s177a of the Licensing Act 2003) on the premises licence that governs the use of the external area:

- 1) No regulated entertainment shall take place externally.**

Please tick ✓ yes

Have you made an application for review relating to the premises before

If yes please state the date of that application

Day	Month	Year

If you have made representations before relating to the premises please state what they were and when you made them

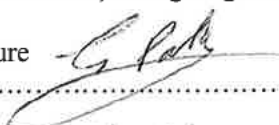
Please tick ✓ yes

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate ✓ yes
- I understand that if I do not comply with the above requirements my application will be rejected ✓ yes

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.

Part 3 – Signatures (please read guidance note 4)

Signature of applicant or applicant's solicitor or other duly authorised agent (please read guidance note 5). **If signing on behalf of the applicant please state in what capacity.**

Signature 

Date 01/06/2026

Capacity

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 6)

London Borough of Havering
C/O Mr George Pater
Town Hall
Main Road

Post town
Romford

Post Code
RM1 3BB

Telephone number: 01708 432926

If you would prefer us to correspond with you using an e-mail address your e-mail address
George.Pater@Havering.gov.uk

Notes for Guidance

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.

SRU152104 - Application for Premises Licence Review - Appendix A
Redacted names of complainants

Complaints: 30 (as of 01st June 2026)

Complainants: 11 (as of 01st June 2026)

- 1) 19th April 2025
- 2) 04th May 2025
- 3) 29th June 2025
- 4) 29th June 2025
- 5) 30th June 2025
- 6) 18th July 2025
- 7) 20th July 2025
- 8) 20th July 2025
- 9) 24th July 2025
- 10) 27th July 2025
- 11) 27th July 2025
- 12) 28th July 2025
- 13) 29th July 2025
- 14) 17th August 2025
- 15) 18th August 2025
- 16) 20th August 2025
- 17) 22nd August 2025
- 18) 24th August 2025
- 19) 30th August 2025
- 20) 31st August 2025
- 21) 31st August 2025
- 22) 31st August 2025
- 23) 01st September 2025
- 24) 04th September 2025
- 25) 08th September 2025
- 26) 08th September 2025
- 27) 29th September 2025

28) 11th December 2025

29) 24th March 2026 - (Disproved)

30) 30th May 2026

31) 30th May 2026



Representations from Responsible Authority

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Licensing Act 2003 – responsible authority representation

This representation is made by a responsible authority for the London Borough of Havering concerning a premises licence application for the premises as detailed below.

Applicant:

Premises: Berwick Manor Berwick Pond Road Rainham RM13 9EL

Name: Oisín Daly

Organisation: London Borough of Havering Licensing Authority

Address: c/o Town Hall Main Road Romford RM1 3BD

Email: oisín.daly@haverling.gov.uk

Telephone no.: 01708 433661

Objection summary:

Due to a history of complaints relating to the external area the authority recommends an external terminal hour of 00:00 seven days a week for licensable activities, including in any marquees.

Policy considerations

12. Licensing Hours

12.1 When dealing with new and variation applications the Licensing Authority may give more favourable consideration to applications with the following closing times:

Public Houses and Bars 23:00 hours Sunday to Thursday Midnight Friday and Saturday

Nightclubs 01:00 hours Sunday to Thursday 02:00 hours Friday and Saturday

Restaurants and Cafes 23:00 hours Sunday to Thursday Midnight- Friday and Saturday

Off licences 23:00 Monday to Sundays

Hot food and drink supplied by takeaways, fast food premises Midnight- Sunday to Thursdays 01:00 Friday and Saturday

Hotel residents only 24 hours sale of alcohol for on sales only

12.2 Consideration will also be given to the type of area that the premises is located in with regulated activities normally being permitted until 23.30 in residential areas and 00.30 in mixed use areas. 28

12.3 The above hours are a guide and each application will be considered on it's own merits.

12.4 The above hours are intended to guide applicants on the Licensing Authority's expectations when preparing their operating schedules.

12.5 For applications within the above hours there is no presumption that the application will automatically be granted in all cases where a relevant representation has been made. If no representations are received, the application will be granted by the licensing authority under delegated powers.

12.6 Applicants who wish to provide licensable activities outside the hours specified above should ensure where relevant the operating schedule specifies detailed measures to militate against crime, disorder and public nuisance etc. taking into account:

- The location of the premises and the character of the area in which they are situated
- The proposed hours during which licensable activities will take place
- The adequacy of the applicant's proposals to prevent crime and disorder and prevent public nuisance
- Whether customers have access to public transport when arriving at or leaving the premises
- The proximity of the premises to other licensed premises in the vicinity and the hours of operation of those other premises policies and proposals for the orderly dispersal of customers.

Representation

The premises is a hotel situated in a rural area, previous complaints have related to noise and disturbance in the area following events held externally.



The complaints were generated as a result of externally promoted events utilising their own sound systems in the garden area, additional complaints have also been received around the dispersal from events.

Following complaints of an event in 2020 a meeting was held at the premises on the 15th September 2020. The cause of the complaint was the external area and noise pollution caused by sound travelling a long distance and disturbing neighbours.

It was made clear at the time that the external area was not covered by the premises licence plan. In spite of this an event was carried out which generated noise concerns as observed by local authority officers.

A further event held externally in July 2021 generated a number of complaints.

The application acknowledges some of these issues and steps have been taken to obtain expert advice in relation to limiting noise escaping from the premises.

However, the application also seeks to authorise the use of the external area for licensable activities until 00:30 Sun-Tues and until 01:30 Weds-Sat.

There is a risk of the licensing objective of the prevention of public nuisance being undermined were the licence to be granted until those hours.

The premises have undertaken acoustic assessments, yet these have not been tested in practice.

Were the committee to grant the licence then the authority would recommend that the terminal hour for licensable activity externally be limited until 00:00hrs on any given day.

The premises would still be able to benefit from temporary event notices, they could then carry out a limited number of events under that authority and evidence that later hours do not cause an issue.

Whilst acoustic reports have been completed, the premises cannot evidence a history of

compliance or complaints specifically related to the external area.

Complaint and inspection history (if applicable)

Summary of event 27/09/2020:

Joe and I visited Berwick Manor on the 27/9/2020 as part of our weekend covid duties.

Joe visited earlier in the day but at that time there were only about 10 patrons present and therefore no issues.

Joe and I visited from 18:45 hours and would raise the following issues:-

1. Traffic congestion/accident hazard on Berwick Pond Road o/s venue, due to poor traffic management to both the car parking in a separate field and to venue itself. Only two security staff marshalling access to both entrances. This in my opinion was inadequate and combined with the fact that any vehicles wishing to enter the carpark/venue were being held in Berwick Pond Road itself. Also no signage set up in approaches to the venue warning of possible upcoming traffic congestion due to event. In addition due to poor vision due to tight turns in the road in the vicinity of the venue there is a clear accident hazard.
2. No significant parking of vehicles in Berwick Pond Road apart from 5-6 vehicles parked in the entrance to the field approximately 100 metres from the entrance to the venue. As we approached the venue three ladies were walking in the road towards the venue.
3. Met at the front of the venue by Alison, the event manager, and were shortly joined by a transit van of police who were responding to a number of complaints of noise from a nearby resident of loud bass music from an illegal rave.
4. Outside the venue there were a large number of patrons queuing to complete "Track & Trace" social distancing was not being observed and no effective marshalling was being undertaken during our observations. In addition no wearing of face masks by patrons in the queues.
5. Alison showed around the event itself there were at least three pods where there were well in excess of the 6 people in them. This was not recognised by Alison and no action was taken by her until we pointed out by us. No intervention witnessed by the security staff present on their own initiative.
6. Large number of people spilling outside of their pods, into walkways and therefore compromising social distancing. Again no intervention from Alison or security staff until it was highlighted to them by us.
7. Level music when measured was below the 80dB level set, concern with level of bass and I requested this be reduced.
8. Alison confirmed no off site monitoring of noise being undertaken at the events to date, only on site. Agreed to do this going forward and suggested two locations, outside properties at Junction of Berwick Pond Road/Upminster Road North and outside the properties in Lake Avenue, Rainham.
9. Use of toilets inside the building for patrons, queuing with no social distancing, no security intervention, no wearing of face masks by patrons although Alison did these were being offered to the patrons not witnessed during our visit.
10. Patrons and staff congregating around DJ stand no social distancing observed.

Summary of complaint from 24/07/2021:

On Saturday 24th July at around 11:20 pm I was driving from Upminster Road North into Berwick Pond Road.

On entering Berwick Pond Road it was clear there was a problem caused by an event held at the Berwick Manor Hotel. There were numerous cars parked on the grass verges on both sides of the road narrowing the road considerably and traffic was practically at a standstill. There were intoxicated people walking in the middle of the road. Cars collecting attendees of the event by stopping in the road with one female passenger actually falling out of the car onto then road as the car moved. Those cars were then turning around in the road causing further obstruction.

There were stewards in the road wearing high viz but as you will be aware the road has no form of lighting. The stewards were clearly overwhelmed, inexperienced and ineffective and were directing traffic inappropriately. It took me over 10 mins just to drive passed the Berwick Manor Hotel.

The outcome was a chaotic and dangerous environment for all concerned. The event was clearly too large for the venue and the management of the event extremely poor.

I have reported this to the police and the licensing team at Havering Council by email.

I would like some reassurance that the Berwick Manor Hotel will not be allowed to hold an event of this size in the future. The venue was clearly inappropriate for the event, with insufficient parking and no mitigation in place. I would like to know whether they had the authority to hold and direct traffic on a public highway as there could very easily been an accident last night.

Other documents attached

PDF - Berwick Manor agenda minutes 15092020

Email – SG Complaint

PDF- Unredacted complaint

Email – Record of LA obervations 27/09/2020

Signed *Oisín Daly*

Dated 15/04/2024

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Licensing Act 2003 Responsible Authority representation

This representation is made by a responsible Authority for the London Borough of Havering concerning an application for a review of the premises licence as detailed below.

Premises Name and address: Berwick Manor Hotel, Berwick Pond Road, RM13 9EL

Your Name: Oisin Daly

Organisation name/name of body you represent: London Borough of Havering/Licensing

Your Address: C/O, Town Hall, Main Road, Romford, Essex, RM1 3BD

Email: Oisin.daly@haverling.gov.uk

Contact telephone number: 01708 433661

Summary of Objection: Representation made in support of review application by Mr George Pater.

Policy Considerations:

12. Licensing Hours

12.1 When dealing with new and variation applications the Licensing Authority may give more favourable consideration to applications with the following closing times: Public Houses and Bars 23:00 hours Sunday to Thursday Midnight Friday and Saturday Nightclubs 01:00 hours Sunday to Thursday 02:00 hours Friday and Saturday Restaurants and Cafes 23:00 hours Sunday to Thursday Midnight- Friday and Saturday Off licences 23:00 Monday to Sundays Hot food and drink supplied by takeaways, fast food premises Midnight- Sunday to Thursdays 01:00 Friday and Saturday Hotel residents only 24 hours sale of alcohol for on sales only

12.2 Consideration will also be given to the type of area that the premises is located in with regulated activities normally being permitted until 23.30 in residential areas and 00.30 in mixed use areas.

12.3 The above hours are a guide and each application will be considered on it's own merits.

12.4 The above hours are intended to guide applicants on the Licensing Authority's expectations when preparing their operating schedules.

12.5 For applications within the above hours there is no presumption that the application will automatically be granted in all cases where a relevant representation has been made. If no representations are received, the application will be granted by the licensing authority under delegated powers.

12.6 Applicants who wish to provide licensable activities outside the hours specified above should ensure where relevant the operating schedule specifies detailed measures to militate against crime, disorder and public nuisance etc. taking into account:

- The location of the premises and the character of the area in which they are situated
- The proposed hours during which licensable activities will take place
- The adequacy of the applicant's proposals to prevent crime and disorder and prevent public nuisance
- Whether customers have access to public transport when arriving at or leaving the premises
- The proximity of the premises to other licensed premises in the vicinity and the hours of operation of those other premises policies and proposals for the orderly dispersal of customers.

17. Noise

17.1 The Licensing Authority is committed to protecting the amenity of residents and businesses in the vicinity of licenced premises, particularly when late hours have been sought. Where relevant representations are received, the Licensing Authority will request appropriate restrictions or controls on the licence to support the prevention of undue noise disturbance from licensed premises.

17.2 The Licensing Authority will seek to balance the protection of residents from undue disturbance against noise and the activity that is the natural by-product of people going about their business, entertainment or leisure.

17.3 The Licensing Authority expects that premises intended for the provision of noise-generating licensable activities are acoustically controlled and engineered to a degree where the noise from the premises when compared to the ambient noise level will not cause undue disturbance. The Licensing Authority recognises specific difficulties associated with premises structurally linked to would be licensed premises and the limit of sound insulation performance that can be achieved. In some circumstances licensed premises adjoining residential properties may not be appropriate.

Representation by the Licensing Authority in Support of a Licence Review

This representation is made in support of the review application submitted by Environmental Health and echoes their concerns that externally held events are undermining the licensing objective of the prevention of public nuisance.

The Licensing Authority considers this to be a clear case of cause and effect: externally held events are generating excessive noise, resulting in a persistent and unacceptable nuisance to local residents.

These concerns are not new. The Licensing Authority previously raised similar issues in a representation submitted in response to a new premises licence application in 2024. At that time, it was requested that the hours for external events be reduced. This request was accepted by the agent acting on behalf of the premises, and the representation was subsequently withdrawn.

However, it now appears that noise associated with external events is problematic regardless of the time of day, and continues to give rise to disturbance.

The Licensing Authority has maintained ongoing engagement with the premises over a period exceeding six years. A significant proportion of this engagement has focused on issues arising from externally held events.

Following a site meeting in September 2025, convened in response to further complaints, a formal warning letter was issued to the premises on 1 October 2025. The principal concerns identified in that correspondence were the failure to operate the noise limiter correctly and the absence of a suitable noise management policy.

Regrettably, it is now the view of the Licensing Authority that neither additional licence conditions nor further management controls are likely to adequately mitigate the risk of continued nuisance arising from externally held events at any time of day. Existing conditions have not been complied with, which raises serious concerns as to whether any new or amended conditions would be adhered to in future.

In addition, the Authority has received reports of anti-social behaviour and criminal activity in the vicinity of the premises linked to periods when events are taking place. A particular concern in licensing arises where premises effectively relinquish control to external promoters. In doing so, licence holders may significantly reduce their ability to manage attendees, maintain standards, and adequately vet those entering the premises.

It is acknowledged that the premises has taken some steps to mitigate risk, notably by providing dedicated parking within an adjacent field. This measure has assisted in reducing congestion and inappropriate parking on nearby narrow rural roads.

However, concerns remain. During previous inspections conducted by Licensing Officers, drug paraphernalia was discovered within this field, a matter which was raised with the premises during the site meeting on 16 September 2025.

More recently, during a visit to display the statutory blue notices for this review, I found a small bag of cannabis on the ground in close proximity to their vehicle in the main car park. This is believed to have been discarded following events held over the preceding weekend. The substance was subsequently handed to the premises for appropriate disposal in their drugs safe.

The presence of illegal substances and associated paraphernalia reinforces the Authority's concerns regarding the management and control of events, particularly where external promoters are involved.

Conclusion

In light of the above, the Licensing Authority respectfully requests that the Licensing Sub-Committee give serious consideration to the imposition of the condition proposed by Environmental Health, specifically in relation to restricting externally provided regulated entertainment, as a necessary and proportionate step to promote the licensing objectives.

Complaint and Inspection History (if applicable)

Warning letter 01/10/2026 attached

Other documents attached

LA Representation 2024

PDF - Berwick Manor agenda minutes 15092020

Email – SG Complaint

PDF- Unredacted complaint

Email – Record of LA observations 27/09/2020

Signed

Oisín Daly

Dated: 03/06/2026

Licensing Act 2003 Responsible Authority representation

This representation is made by a responsible Authority for the London Borough of Havering concerning an application for a review of the premises licence as detailed below.

Premises Name and address: Berwick Manor Hotel, Berwick Pond Road, RM13 9EL

Your Name: Oisin Daly

Organisation name/name of body you represent: London Borough of Havering/Licensing

Your Address: C/O, Town Hall, Main Road, Romford, Essex, RM1 3BD

Email: Oisin.daly@haverling.gov.uk

Contact telephone number: 01708 433661

Summary of Objection: Representation made in support of review application by Mr George Pater.

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12.2 Consideration will also be given to the type of area that the premises is located in with regulated activities normally being permitted until 23.30 in residential areas and 00.30 in mixed use areas.

12.3 The above hours are a guide and each application will be considered on it's own merits.

12.4 The above hours are intended to guide applicants on the Licensing Authority's expectations when preparing their operating schedules.

12.5 For applications within the above hours there is no presumption that the application will automatically be granted in all cases where a relevant representation has been made. If no representations are received, the application will be granted by the licensing authority under delegated powers.

12.6 Applicants who wish to provide licensable activities outside the hours specified above should ensure where relevant the operating schedule specifies detailed measures to militate against crime, disorder and public nuisance etc. taking into account:

- The location of the premises and the character of the area in which they are situated
- The proposed hours during which licensable activities will take place
- The adequacy of the applicant's proposals to prevent crime and disorder and prevent public nuisance
- Whether customers have access to public transport when arriving at or leaving the premises
- The proximity of the premises to other licensed premises in the vicinity and the hours of operation of those other premises policies and proposals for the orderly dispersal of customers.

17. Noise

17.1 The Licensing Authority is committed to protecting the amenity of residents and businesses in the vicinity of licenced premises, particularly when late hours have been sought. Where relevant representations are received, the Licensing Authority will request appropriate restrictions or controls on the licence to support the prevention of undue noise disturbance from licensed premises.

17.2 The Licensing Authority will seek to balance the protection of residents from undue disturbance against noise and the activity that is the natural by-product of people going about their business, entertainment or leisure.

17.3 The Licensing Authority expects that premises intended for the provision of noise-generating licensable activities are acoustically controlled and engineered to a degree where the noise from the premises when compared to the ambient noise level will not cause undue disturbance. The Licensing Authority recognises specific difficulties associated with premises structurally linked to would be licensed premises and the limit of sound insulation performance that can be achieved. In some circumstances licensed premises adjoining residential properties may not be appropriate.

Representation by the Licensing Authority in Support of a Licence Review

This representation is made in support of the review application submitted by Environmental Health and echoes their concerns that externally held events are undermining the licensing objective of the prevention of public nuisance.

The Licensing Authority considers this to be a clear case of cause and effect: externally held events are generating excessive noise, resulting in a persistent and unacceptable nuisance to local residents.

These concerns are not new. The Licensing Authority previously raised similar issues in a representation submitted in response to a new premises licence application in 2024. At that time, it was requested that the hours for external events be reduced. This request was accepted by the agent acting on behalf of the premises, and the representation was subsequently withdrawn.

However, it now appears that noise associated with external events is problematic regardless of the time of day, and continues to give rise to disturbance.

The Licensing Authority has maintained ongoing engagement with the premises over a period exceeding six years. A significant proportion of this engagement has focused on issues arising from externally held events.

Following a site meeting in September 2025, convened in response to further complaints, a formal warning letter was issued to the premises on 1 October 2025. The principal concerns identified in that correspondence were the failure to operate the noise limiter correctly and the absence of a suitable noise management policy.

Regrettably, it is now the view of the Licensing Authority that neither additional licence conditions nor further management controls are likely to adequately mitigate the risk of continued nuisance arising from externally held events at any time of day. Existing conditions have not been complied with, which raises serious concerns as to whether any new or amended conditions would be adhered to in future.

In addition, the Authority has received reports of anti-social behaviour and criminal activity in the vicinity of the premises linked to periods when events are taking place. A particular concern in licensing arises where premises effectively relinquish control to external promoters. In doing so, licence holders may significantly reduce their ability to manage attendees, maintain standards, and adequately vet those entering the premises.

It is acknowledged that the premises has taken some steps to mitigate risk, notably by providing dedicated parking within an adjacent field. This measure has assisted in reducing congestion and inappropriate parking on nearby narrow rural roads.

However, concerns remain. During previous inspections conducted by Licensing Officers, drug paraphernalia was discovered within this field, a matter which was raised with the premises during the site meeting on 16 September 2025.

More recently, during a visit to display the statutory blue notices for this review, I found a small bag of cannabis on the ground in close proximity to their vehicle in the main car park. This is believed to have been discarded following events held over the preceding weekend. The substance was subsequently handed to the premises for appropriate disposal in their drugs safe.

The presence of illegal substances and associated paraphernalia reinforces the Authority's concerns regarding the management and control of events, particularly where external promoters are involved.

Conclusion

In light of the above, the Licensing Authority respectfully requests that the Licensing Sub-Committee give serious consideration to the imposition of the condition proposed by Environmental Health, specifically in relation to restricting externally provided regulated entertainment, as a necessary and proportionate step to promote the licensing objectives.

Complaint and Inspection History (if applicable)

Warning letter 01/10/2026 attached

Other documents attached

LA Representation 2024

Signed

Oisin Daly

Dated: 03/06/2026



Havering
L O N D O N B O R O U G H

Interested Parties - Objections

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Mrs N Crisp

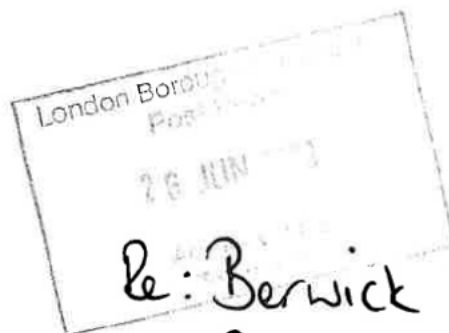
[REDACTED]

Rainham

RM13 [REDACTED]

22nd June 2026

The Licensing Authority
Town Hall
Main Road
Romford
RM1 3BD



c/o: Berwick Manor
Rainham

To Whom It May Concern

I am unsure who to address this email to, or if it is possible for a member of the public to object. I would just like our voices to be heard and understood what we endure due to this venue.

I wish to log my objection regarding the Berwick Manor License Review. As a local resident who is **continually** impacted by the venue I object for the following reasons

Every weekend the venue has an event we are subjected to the following

1. Excessive Noise Pollution -

Very loud music which can be heard word for word across an approx 0.3mile field

Bass from the said music that vibrates internally in our property

Persistent swearing over the PA system

Sexual innuendos which can be clearly heard in our gardens.

Music from 3pm - Midnight

Having to close windows on some of the hottest days of the year due to the music being so loud

Having to relocate children into other bedrooms as they cannot sleep due to the loud music

2. Anti Social Behaviour -

Attendees urinating in clear view in local streets including outside my property

Defecating in local gardens

Abusive language from attendees

Leaving alcohol, drugs and drug paraphernalia in open cars belonging to attendees

Intimidating behaviour by attendees into the early hours of the morning

Threatening behaviour from Berwick Manor Staff to passing vehicles along Berwick Pond Road

Strobe lights flashing through the sky all night

Drunkenness from attendees

3. Public Safety Concerns -

Hundreds of people walking dark lanes which have no lighting or pathways

Increased traffic into the night from vehicles in lanes

4. Traffic -

Parking across disabled driveways

Blocking streets with poorly parked vehicles restricting bus routes

Illegal parking

Ubers and taxi's parking outside residents properties with engines running awaiting to collect attendees into the early hours of the morning thus blocking said driveways

Attendees driving visibly under the influence of drugs/drink

Illegally closing roads without a licence or residents knowledge preventing access to our own properties

Illegally restricting the public highway on Berwick Pond Road with unauthorised cones, reducing access and two way traffic to a single lane. This was not been authorised by the Highways Agency or the Council

5. Pyrotechnics -

Pyrotechnics regularly being set off past 11pm at night yet again unauthorised (not on specific events like New Years Eve)

6. Public Disorder -

Large scale disturbance from people attending the Berwick Manor

DJ's encouraging raucous behaviour and screaming all night

7. Suspected Criminal Activity -

Threatening behaviour and harassment from Berwick Manor Staff to elderly

individuals in cars passing the venue whilst travelling along Berwick Pond Road

Drugs, Drug paraphernalia and weapons being left in open vehicles local streets by attendees of the venue

All of the above have been reported to the Met Police, 101, Environmental Health,

Councillors, MP's, Licensing Department as we were informed to do. The Public Protection Team/Environmental Health have visited on numerous occasions during events and have been exposed to the above listed issues that we as residents endure almost every weekend during the summer. This is having a detrimental effect on our mental health and our quality of life after being at work all week our weekends are being ruined by the Berwick Manor.

A Noise Abatement Notice has been issued but never implemented. As residents we feel that our concerns have been dismissed for the past three years by the Council and also by the Berwick Manor themselves. They have a total disregard for residents, the law and law enforcement.

As a hotel venue we have no issues with the Berwick Manor but their unreasonable behaviour during rave/festival events is unfair and completely unreasonable. I have attached a very small snap shot of what we have to endure from the Berwick Manor and its attendees.

For all the aforementioned reasons I would request that **SERIOUS** consideration be given to revoking their license for the sake of the local law abiding local residents. Please please help us to gain our peacefulness back.

I have evidence in the form of Photographs and Videos which I have emailed to Taiwo Adeoye, Anthony Clements and Christine Vickery in your department.

Regards



Natalie Crisp
RM13 [REDACTED]

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From: Natalie
Sent: 29 June 2026 09:48
To: Kasey Conway; George Pater; Mike Richardson; Councillor Christine Vickery; Taiwo Adeoye; Anthony Clements
Subject: Berwick Manor License Review

Good morning Kasey

I hope you are well and had a good weekend. I know that there is a license review scheduled for 15th July, which I presume you will be involved in hence my email addressed to you.

Despite the review the Berwick Manor had another event yesterday Sunday 29th June. The event commenced at 3pm and continued until approx 11.30pm. Yet again we have endured the sheer lack of consideration on a Sunday. As a working household for some whose day commences at 4.30am we were subjected to loud music and screaming DJ's until 11.30pm. On a day with temperatures that exceeded 26 degrees the bedroom windows needed to be open and I could hear every word the DJ and attendees were screaming about. I have attached footage of the event from 11pm last night supplied by another local resident which clearly reinforces the noise that we all had to endure.

In addition, organisers are advertising what is being described as "The Largest Under 18 Event This Summer" at Berwick Manor on 1 August 2026. The promotional material advertises DJs, large-scale production and food facilities, and describes the event as having received an "overwhelming" response.

They appear to have removed the marquee and replaced it with huge sound platforms and temporary structures to enable these events to continue outside. Due to the clarity of the noise being heard over 0.3 of a mile away they cannot be implementing any sound monitoring at the facility, again flouting the law to their own advantage.

As a community we are pleading with you to stop these events occurring, the license needs to be removed for such events to restore the peace. I hope my emails are being heard and the residents are being listened to.

Regards

Natalie Crisp
RM13 [REDACTED]

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From: James Eaton
Sent: 29 June 2026 08:40
To: Licensing
Subject: Formal Representation – Review of the Premises Licence – Berwick Manor Hotel

Dear Licensing Team,

I wish to submit this email as my formal representation in support of the review of the Premises Licence for Berwick Manor Hotel.

I am a local resident living close to the premises and have been directly affected by the operation of the venue for approximately two years. During this period I have made numerous complaints to Environmental Health, the Metropolitan Police, Licensing, Planning Enforcement, elected representatives and Havering Council. I have also supplied videos, photographs, written logs and detailed correspondence documenting the ongoing issues.

I fully support the review and respectfully ask the Licensing Sub-Committee to carefully consider whether the premises continues to promote the four licensing objectives under the Licensing Act 2003.

Prevention of Public Nuisance

The most significant issue is the repeated and prolonged public nuisance caused by the venue.

Large events involving amplified music, DJs, outdoor entertainment and fireworks regularly generate excessive noise that can be heard and felt inside nearby homes, even with doors and windows closed. The low-frequency bass is particularly intrusive and often continues for many hours.

The nuisance prevents my family from enjoying our home, relaxing in our garden, watching television, opening windows during warm weather or obtaining a reasonable night's sleep.

The impact extends far beyond inconvenience. Living close to the venue has become a source of ongoing stress and anxiety because every advertised event creates uncertainty about whether another day or evening will be disrupted.

Environmental Health has already considered the matter sufficiently serious to serve an Abatement Notice. The Council has also commenced this formal licence review, demonstrating that the concerns are significant and supported by evidence rather than isolated complaints.

Although the premises remains entitled to operate during the review, I remain concerned that further nuisance continues to occur while residents await the outcome.

Prevention of Crime and Disorder

Whilst I understand that the Metropolitan Police have decided not to make formal representations at this stage, I believe the Licensing Sub-Committee should consider the cumulative effect of incidents associated with the venue.

Residents have repeatedly reported matters including:

- Anti-social behaviour.
- Public urination.
- Dangerous and inconsiderate parking.
- Traffic congestion.
- Threatening behaviour towards residents.
- Suspected drug-related activity.
- Nuisance driving.
- Disorder associated with guests arriving and leaving events.

Although individual incidents may not independently justify prosecution, licensing legislation requires cumulative impact to be considered.

I remain concerned that incidents reported through 101 may not always be reflected in police statistics where officers are unable to attend. This risks creating a situation where repeated reports do not accurately demonstrate the true impact experienced by residents.

Public Safety

Public safety is another area of concern. Large events regularly generate traffic congestion and unsafe parking on surrounding roads.

On at least one recent occasion, traffic cones were positioned along Berwick Pond Road and Greenacres Close, significantly restricting vehicle movements and causing residents to seek permission to access their own homes. This raised legitimate concerns regarding emergency vehicle access and highway safety.

The volume of visitors attending events frequently places considerable pressure on surrounding residential streets.

Protection of Children from Harm

My young son has also been affected by the repeated disturbance.

The excessive noise, late evening events and fireworks disrupt normal family life and have affected his ability to sleep and enjoy our home.

Families living in this residential area should be able to expect a reasonable degree of peace and quiet without repeated disturbance from commercial entertainment events.

Noise Limiter Concerns

As someone with many years of professional experience working in live events, professional audio systems and venue technology, I have become increasingly concerned about whether the venue's sound system is being effectively controlled by the noise limiting equipment required by the premises licence.

During numerous events I have observed sound levels and bass output that appear inconsistent with what would normally be expected from a correctly configured and properly functioning limiter.

For that reason I have submitted a formal Environmental Information Regulations request seeking details of:

- the installed noise limiter;
- inspection records;
- testing and calibration;
- compliance monitoring;
- confirmation that all amplified systems are routed through the limiter without the ability to bypass it.

I believe this information is highly relevant to the Licensing Sub-Committee's assessment of whether the existing licence conditions are being complied with.

Length of the Problem

This matter has now continued for approximately two years. Throughout that period I have consistently attempted to work constructively with all agencies involved.

I have:

- Reported incidents to Environmental Health.
- Reported incidents to the Metropolitan Police.
- Contacted Licensing.
- Contacted Planning Enforcement.
- Contacted councillors and Members of Parliament.
- Submitted Freedom of Information and Environmental Information requests.
- Provided recordings, videos and written evidence.
- Attended meetings where requested.

Despite these efforts, the nuisance has continued.

Requested Outcome

I respectfully ask the Licensing Sub-Committee to give careful consideration to whether the existing licence remains appropriate.

If the premises licence is to continue, I ask that significantly stronger conditions be imposed, including consideration of:

- tighter controls on amplified music;
- restrictions on outdoor entertainment;
- independent verification of the noise limiter and associated sound system;
- enhanced monitoring during events;
- improved management of parking, traffic and dispersal;
- robust compliance monitoring with clear enforcement action where conditions are breached.

If the Committee concludes that these measures would not adequately promote the licensing objectives, I ask it to consider exercising its wider powers available under the Licensing Act 2003.

Finally, I would like to thank the Licensing Team and the Sub-Committee for taking the time to consider my representation. I appreciate the work involved in reviewing evidence from all parties and respectfully ask that the cumulative impact on nearby residents over the past two years is given significant weight when determining the future of this premises licence.

Yours faithfully,
James Eaton
Rainham Resident
RM13