



Havering
LONDON BOROUGH

Licensing Officer's Report



Havering
LONDON BOROUGH

LICENSING SUB-COMMITTEE

REPORT

23 June 2021

Subject heading:

**The Station Pantry
61 Station Road Upminster RM14 2SU
Premises licence variation
Paul Jones, Public Protection Officer
Town Hall Main Road Romford
licensing@havering.gov.uk
01708 432777**

Report author and contact details:

This application to vary a premises licence is made by Mr Garfield Lawrence under s.34 of the Licensing Act 2003. The application was received by Havering's Licensing Authority on 7th May 2021.

Geographical description of the area and description of the building

The Station Pantry is located in a purpose built commercial property on the approach to Upminster Station. There are residential properties adjacent to the premises.



Details of the application

Current premises licence hours:

On-supplies of alcohol		
Day	Start	Finish
Monday to Sunday	10:00	23:00

Hours premises open to the public		
Day	Start	Finish
Monday to Sunday	07:00	00:00

Variation applied for:

On- and off-supplies of alcohol		
Day	Start	Finish
Sunday to Thursday	10:00	23:00
Friday & Saturday	10:00	00:00

Hours premises open to the public		
Day	Start	Finish
Sunday to Thursday	07:00	00:00
Friday & Saturday	07:00	00:30

The application seeks to remove the following conditions from the ambit of the licence:

- Alcohol may only be supplied to customers seated at a table and service will be by waiting staff only.
- The maximum number of private pre-booked events which may be held shall be 25 per annum.

The application seeks to modify the wording of the following conditions:

- Alcohol may only be supplied to customers seated at a table and service shall be by waiting staff only except at pre-booked private functions when the premises are not open to the general public during which guests may be permitted to stand to drink alcohol and service by waiting staff will not be required.
- Customers shall not be permitted to either order or drink alcohol at the counter except at pre-booked private functions when the premises are not open to the general public during which guests may be allowed to order drinks at the counter and to drink alcohol while standing at the counter.

to read as follows:

- Alcohol may only be supplied to customers seated at a table or at the bar/servery and service shall be by staff only, except at pre-booked private functions when the premises are not open to the general public during which guests may be permitted to stand to drink alcohol and service by staff will not be required.

- Customers shall not be permitted to either order or drink alcohol at the bar/servery, unless seated on a bar stool at the bar/servery, except at pre-booked functions when the premises are not open to the general public during which guests may be allowed to order drinks at the bar/servery and to drink alcohol while standing.

Comments and observations on the application

The applicant acted in accordance with regulations 25 and 26 of *The Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005* relating to the advertising of the application.

Summary

There were two representations against this application from residents.

There were no representations against this application from responsible authorities.



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

Copy of Application

* required information

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You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

Not Currently In Use

This is the unique reference for this application generated by the system.

Your reference

GT/Station Pantry/1/21

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

MR GARFIELD

* Family name

LAWRENCE

* E-mail

garyping@yahoo.ie

Main telephone number

Include country code.

Other telephone number

☐ Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

☒ Applying as a business or organisation, including as a sole trader
☐ Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is the applicant's business registered in the UK with Companies House?

☐ Yes ☒ No

Is the applicant's business registered outside the UK?

☐ Yes ☒ No

Note: completing the Applicant Business section is optional in this form.

Business name

THE STATION PANTRY

If the applicant's business is registered, use its registered name.

VAT number

-

NONE

Put "none" if the applicant is not registered for VAT.

Continued from previous page...

Legal status

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Applicant Business Address

If the applicant has one, this should be the applicant's official address - that is an address required of the applicant by law for receiving communications.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

☐ Indicate here if you would prefer not to be contacted by telephone

Are you:

- ☒ An agent that is a business or organisation, including a sole trader
- ☐ A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Agent Business

Is your business registered in the UK with Companies House? ☐ Yes ☒ No

Note: completing the Applicant Business section is optional in this form.

Is your business registered outside the UK? ☐ Yes ☒ No

Business name

If your business is registered, use its registered name.

VAT number

Put "none" if you are not registered for VAT.

Legal status

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Agent Business Address

If you have one, this should be your official address - that is an address required of you by law for receiving communications.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

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APPLICATION DETAILS

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

* Premises Licence Number

Are you able to provide a postal address, OS map reference or description of the premises?

☒ Address ☐ OS map reference ☐ Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Premises Contact Details

Telephone number

Continued from previous page...

Non-domestic rateable
value of premises (£)

18,250

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VARIATION

Do you want the proposed
variation to have effect as
soon as possible?

☒

Yes

☐

No

Do you want the proposed variation to have effect in relation to the
introduction of the late night levy?

☐

Yes

☒

No

You do not have to pay a fee if the only
purpose of the variation for which you are
applying is to avoid becoming liable to the
late night levy.

If your proposed variation
would mean that 5,000 or
more people are expected to
attend the premises at any
one time, state the number
expected to attend

Describe Briefly The Nature Of The Proposed Variation

Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.

The premises is a bar & restaurant with outdoor seating to the front and outdoor seating on the rear terrace.

The Variation is to:

- 1) Submit a new plan to reflect a change of layout (to permit stalls at the bar) in the premises;
- 2) Add a mobile bar on the rear terrace;
- 3) Add off sales to the Licence;
- 4) Extend permitted hours for the sale of alcohol for consumption on and off the premises to be from 10.00 to 00.00 (midnight) on Friday & Saturday;
- 5) Extend opening hours to be from 07.00 to 00.30 on Friday & Saturday;
- 6) Remove condition 8 at Annex 2 which is duplicated;
- 7) Remove condition 19 at Annex 2;
- 8) Amend conditions 9 & 10 at Annex 2.

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PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will the schedule to provide plays be subject to change if this application to
vary is successful?

☐

Yes

☒

No

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PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Continued from previous page...

Will the schedule to provide films be subject to change if this application to vary is successful?

☐ Yes ☒ No

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PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?

☐ Yes ☒ No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?

☐ Yes ☒ No

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PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will the schedule to provide live music be subject to change if this application to vary is successful?

☐ Yes ☒ No

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PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will the schedule to provide recorded music be subject to change if this application to vary is successful?

☐ Yes ☒ No

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PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will the schedule to provide performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

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PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Continued from previous page...

Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

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PROVISION OF LATE NIGHT REFRESHMENT

Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?

☐ Yes ☒ No

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SUPPLY OF ALCOHOL

Will the schedule to supply alcohol be subject to change if this application to vary is successful?

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

Continued from previous page...

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption?

☐ On the premises ☐ Off the premises ☒ Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

None

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

None

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ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

Provide information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

NONE

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

TUESDAY

Start End

Start End

WEDNESDAY

Start End

Start End

THURSDAY

Start End

Start End

FRIDAY

Start End

Start End

SATURDAY

Start End

Start End

SUNDAY

Start End

Start End

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

NONE

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

NONE

Continued from previous page...

Identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

Conditions 8 & 19 at Annex 2.

☒ I have enclosed the premises licence

☐ I have enclosed the relevant part of the premises licence

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

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LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

Condition 8 & 19 at Annex 2 will be removed and conditions 9 & 10 at Annex 2 amended. (See Box B for revised wording). All other existing conditions will remain in force.

b) The prevention of crime and disorder

Condition 8 & 19 at Annex 2 will be removed and conditions 9 & 10 at Annex 2 amended. (See below for revised wording). All other existing conditions will remain in force.

Revised wording for condition 9 - Alcohol may only be supplied to customers seated at a table or at the bar /servery and service shall be by staff only, except at pre-booked private functions when the premises are not open to the general public during which guests may be permitted to stand to drink alcohol and service by staff will not be required.

Revised wording for condition 10 - Customers shall not be permitted to either order or drink alcohol at the bar / servery, unless seated on a bar stool at the bar / servery, except at pre-booked functions when the premises are not open to the general public during which guests may be allowed to order drinks at the bar / servery and to drink alcohol while standing.

Additional condition re off sales:

Only sealed containers of alcohol may be supplied for consumption off the premises.

c) Public safety

Condition 8 & 19 at Annex 2 will be removed and conditions 9 & 10 at Annex 2 amended. (See Box B for revised wording). All other existing conditions will remain in force.

Continued from previous page...

d) The prevention of public nuisance

Condition 8 & 19 at Annex 2 will be removed and conditions 9 & 10 at Annex 2 amended. (See Box B for revised wording).
All other existing conditions will remain in force.

e) The protection of children from harm

Condition 8 & 19 at Annex 2 will be removed and conditions 9 & 10 at Annex 2 amended. (See Box B for revised wording).
All other existing conditions will remain in force.

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NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

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PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Variation Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300 - £100.00

Band B - £4301 to £33000 - £190.00

Band C - £33001 to £87000 - £315.00

Band D - £87001 to £125000 - £450.00*

Band E - £125001 and over - £635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then your are required to pay a higher fee

Band D - £87001 to £125000 - £900.00

Band E - £125001 and over - £1,905.00

If you own a large premise you are subject to additional fees based upon the number in attendance at any one time

Capacity 5000-9999 - £1,000.00

Capacity 10000 -14999 - £2,000.00

Capacity 15000-19999 - £4,000.00

Capacity 20000-29999 - £8,000.00

Capacity 30000-39999 - £16,000.00

Capacity 40000-49999 - £24,000.00

Capacity 50000-59999 - £32,000.00

Capacity 60000-69999 - £40,000.00

Capacity 70000-79999 - £48,000.00

Capacity 80000-89999 - £56,000.00

Capacity 90000 and over - £64,000.00

* Fee amount (£)

190.00

DECLARATION

I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under Section 158 of the

Continued from previous page...

* Licensing Act 2003, to make a false statement in or in connection with this application.

☒ Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

* Capacity

* Date / /
dd mm yyyy

[Add another signatory](#)

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...

2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/havering/change-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

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.

OFFICE USE ONLY

Applicant reference number

Fee paid

Payment provider reference

ELMS Payment Reference

Payment status

Payment authorisation code

Payment authorisation date

Date and time submitted

Approval deadline

Error message

Is Digitally signed ☐

[1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [Next >](#)



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

Current Licence



Part A

Premises licence number

16857

Part 1 – premises details

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

The Station Pantry
61 Station Road Upminster RM14 2SU
01708 608812

Where the licence is time limited the dates

Not applicable

Licensable activities authorised by the licence

Supply of alcohol

The times the licence authorises the carrying out of licensable activities

Monday to Sunday – 10:00 to 23:00

The opening hours of the premises

Monday to Sunday – 07:00 to 00:00

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

On supplies only

Part 2

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

Mr Garfield Lawrence

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

Not applicable

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

Ms Chantelley Lawrence

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

Mandatory conditions

1. 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.
 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 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.
 4. 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.
 5. For the purposes of the condition set out in paragraph 4 —
 - (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) “permitted price” is the price found by applying the formula —
$$P=D+(D \times V)$$
- where —
- (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

Mandatory conditions – contd.

- (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.
6. Where the permitted price given by paragraph (b) of paragraph 5 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.
7. (1) Sub-paragraph (2) applies where the permitted price given by paragraph (b) of paragraph 5 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.
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,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

Mandatory conditions – contd.

- (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.
- 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.

Annex 2 – conditions consistent with the operating schedule

- 1. A CCTV system meeting current Home Office/Police standards covering the interior and exterior of the premises shall be installed which is capable of taking head and shoulders images of persons entering the premises.
- 2. The CCTV system must store images for a minimum of 31 days.
- 3. The CCTV system shall be in operation at all times the premises are open to the public.
- 4. A member of staff shall be on duty at all times the premises are open to the public who is capable of downloading images for Police and authorised council officers on request.
- 5. Copies of CCTV images shall be provided to the Police/authorised officer of the council in a usable format on request within 24 hours.
- 6. The CCTV system shall be checked daily to ensure it is operational and at least weekly to check that it is recording correctly. A written record of checks shall be kept.
- 7. Notices shall be displayed at the entry point and point of sale stating CCTV is in operation.
- 8. Alcohol may only be supplied to customers seated at a table and service will be by waiting staff only.
- 9. Alcohol may only be supplied to customers seated at a table and service shall be by waiting staff only except at pre-booked private functions when the premises are not open to the general public during which guests may be permitted to stand to drink alcohol and service by waiting staff will not be required.

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

10. Customers shall not be permitted to either order or drink alcohol at the counter except at pre-booked private functions when the premises are not open to the general public during which guests may be allowed to order drinks at the counter and to drink alcohol while standing at the counter.
11. Notices shall be displayed advising customers that they should not drink in the street, that no drinks or glasses may be taken from the premises and that no drinking or loitering is permitted in the street.
12. A Challenge 25 proof of age policy shall be in operation at the premises. Notices shall be displayed advising customers of the Challenge 25 policy and of the provisions of the Licensing Act 2003 regarding underage and proxy sales.
13. An incident book shall be kept in which details of the following matters shall be recorded:
 - (a) all crimes reported to the venue
 - (b) any complaints received
 - (c) any refusal of the sale of alcohol
 - (d) any faults in the CCTV system
 - (e) any visit by a relevant authority or emergency service
14. Staff shall receive training for their role and in the Licensing Act 2003, Challenge 25, making a challenge, acceptable proof of age, making and recording a refusal, avoiding conflict and responsible alcohol retailing on induction and shall receive refresher training every six months. Written training records shall be kept for all staff and shall be made available to Police or council officers on request.
14. No open containers of alcohol may be removed from the premises or terraces.
15. No deliveries shall be received or rubbish especially glasses and bottles removed between 20:00 and 07:00.
16. A phone number shall be displayed for residents to contact the premises.
17. A till prompt shall be displayed by the till to remind staff to check proof of age.
18. No unaccompanied children shall be allowed on the premises after 19:00.
19. The maximum number of private pre-booked events which may be held shall be 25 per annum.

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

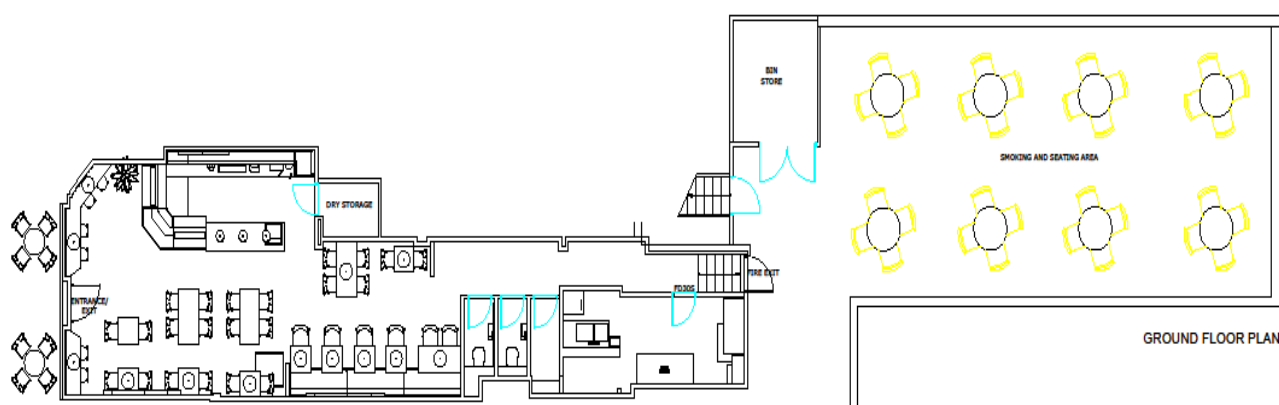
1. The front and back terrace shall be closed to the public at 22:00 except for use by smokers after those times on the front terrace. At the closing time of the terrace customers shall be requested to go inside the premises. Customers shall not be allowed onto the back terrace after the terrace closing times except for use of the fire exit.
2. No music or other regulated entertainment may be provided on the terraces outside.
3. A maximum of eight smokers may be permitted outside on the front terrace after the 22:00 closing time on any night.

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

- 4. No amplified music may be played in the premises unless played through a noise limiter set and sealed by the Environmental Health officers.**
- 5. A staff member shall be at the door at closure to ask customers to leave quietly and to supervise an orderly dispersal of customers**
- 6. Only toughened drinking glass to be used in the premises. No part or full bottle of alcohol will be removed from the premises.**

Annex 4 – premises plans

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





Part B

Premises licence summary

Premises licence number

16857

Premises details

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

The Station Pantry
61 Station Road Upminster RM14 2SU
01708 608812

Where the licence is time limited the dates

Not applicable

Licensable activities authorised by the licence

Supply of alcohol

The times the licence authorises the carrying out of licensable activities

Monday to Sunday – 10:00 to 23:00

The opening hours of the premises

Monday to Sunday – 07:00 to 00:00

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

On supplies only

Name, (registered) address of holder of premises licence

Mr Garfield Lawrence

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

Not applicable

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

Ms Chantelley Lawrence

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

Restricted

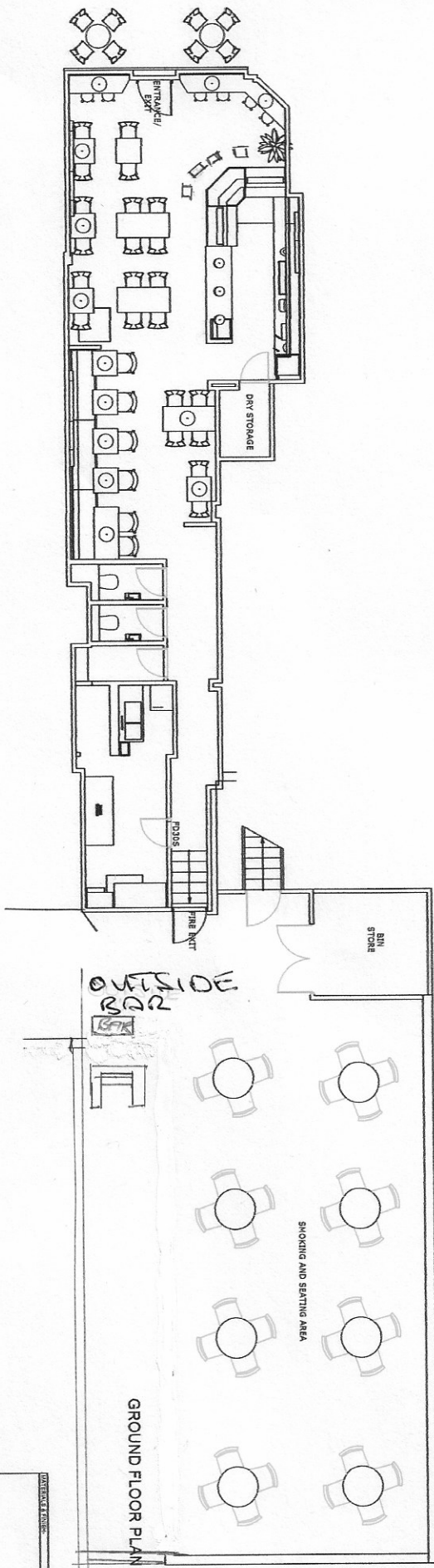
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Havering
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L O N D O N B O R O U G H

Interested Parties - Objections

James McLean
Flat 3 Alder Court,
57 Station Road,
Upminster,
Essex,
RM14 2SU

23 May 2021.

Objection to: **The Station Pantry, 61 Station Road, Upminster RM14 2SU - Premises licence application**

Dear Sirs,

I am writing to submit a formal objection to the above request to vary the terms of the Premises Licence at the above business.

I am a resident of a flat which overlooks the outside terrace area at the back of the premises and am objecting based on the following considerations.

- 1) The current stated terms of the license are not being met and previous consultations with the council have advised residents that, due to the size of the premises, objections cannot be considered under the license and all complaints need to go through the Noise Disturbance part of the council - In extending the license this will prove even more difficult for the effected residents to object to the disturbances caused to us.
- 2) The current terms of the license state that
'The front and back terrace shall be closed to the public at 22:00 except for use by smokers after those times on the front terrace. At the closing time of the terrace customers shall be requested to go inside the premises. Customers shall not be allowed onto the back terrace after the terrace closing times except for use of the fire

exit’ - This is not currently being adhered to on the back terrace with noise from the back terrace until after 11pm in the evenings at weekends which cause residents disturbance & lack of ability to sleep even with windows closed

- 3) The current terms of the license state that
‘No music or other regulated entertainment may be provided on the terraces outside’
– Music is played on the back terrace every Friday & Saturday night at a volume that can be heard from residents premises with windows closed and therefore prevents sleep.
There have also been frequent occasions where a DJ has been hired to play very loud music for parties and also a saxophone player – Video evidence of this is available. On these occasions the noise is so loud residents have had to leave their homes.
There were at least 4 events of this nature in the summer of 2020 when COVID-19 restrictions did not allow loud music in hospitality venues to prevent people shouting or singing – these regulations were ignored. I have been advised by a neighbour that the police attended one of these events and shut it down although I did not witness this myself as I had left my premises due to the noise.**
- 4) The current terms of the licence state that ‘No amplified music may be played in the premises unless played through a noise limiter set and sealed by the Environmental Health officers’ - Prior to Covid 19, the volume of private parties inside the premises were at a level that they could be heard from residents flats and therefore I do not believe that these noise limiters were being used. The back door to the Terrace was also frequently opened during these parties, some of which finished at 1am, and this then disturbed the residents every time the door was opened and prevented sleep. I am unaware whether the door was opened to allow smokers to come outside or for management to access storage facilities outside on the outside terrace.**
- 5) With regards to the extended licensing until midnight – If the business continues to disturb the residents in the points mentioned above, then this will make the lateness of the disturbance even greater.**
- 6) With a 00.30 opening hours on Friday and Saturdays again this make the disturbance even greater – Once the business closes the noise from the clearing up from the night activities will continue to later in the night.**
- 7) The Amendments requested ‘Alcohol may only be supplied to customers seated at a table and service shall be by waiting staff only except at pre-booked private functions when the premises are not open to the general public during which guests may be permitted to stand to drink alcohol and service by waiting staff will not be required & Customers shall not be permitted to either order or drink alcohol at the counter except at pre-booked private functions when the premises are not open to the general public during which guests may be allowed to order drinks at the counter and to drink alcohol while standing at the counter. – These amendments requested clearly imply that the business is looking to change their model to a ‘Bar’ from restaurant that**

serves alcohol at tables – with the points outlined above and the disruption and distress the business is already causing to residents, I believe the effect on our well-being in our homes needs to be taken more seriously by the council.

- 8) A request to open a mobile bar on the terrace – This will only increase the use of the terrace area and the volume created by attendees when they are drinking alcohol.
- 9) The terrace area of this business is used by customers during all day time hours on any day the business is open (currently 6 per week) - I do not object to the day time clients as they tend to be of little disturbance due to no music played and lack of alcohol consumption – But this business creates noise for residents in our block for over 12 hours a day on certain days and I believe the council has a duty to protect the owners of the flats from this endless disturbance and support us in our rights to live in peace.

When our flats were built in 2007 this business was a gallery & art shop and had no licence of any sort. Over the last 10 years the licence has been frequently changed by the council and the terms of the licence appear to be unenforceable which leads to the owners of the business apparently being able to do whatever they want with little or no regard to the implications to the residents who overlook their outside terrace and are impacted by events inside the venue when the doors are open.

The council has also recently granted planning permission to build a 3 storey block of flats (67C Station Road, RM14 2SU) – These proposed changes will also impact the future residents of these new flats and this needs to be considered – these premises are directly next to the terrace area as are the flats at Alder Court where I live.

Please note the three impacted residents of Alder Court are in the process of submitting noise objections to the relevant Havering Council department due to the ongoing issues listed above – these will be submitted before the decision date 4th June 2021.

To summarise, I am objecting on the basis the previous licence conditions are ignored by the business owners and therefore no further extensions should be allowed. The noise complaints are pending from residents due to the disruption, stress & sleep disturbance they are causing.

The business has also cost me financially as I previously had a tenant, and as you can see from the voters roll and my council tax, this tenant left my property in July last year as businesses re-opened as he could not stand the noise disturbance – this cost me £300 per month income.

Please note these objections relate to trading under normal conditions as the pandemic restrictions begin to end – I understand and accept the need for more outdoor usage during restrictions when the business cannot trade indoors.

Kind regards,

James McLean.

From: Stephen Davenport <[REDACTED]>
Sent: 02 June 2021 08:55
To: Paul Jones <Paul.Jones@havering.gov.uk>
Subject: Objection to variation of premises license at Station Pantry, 61 Station Road, Upminster RM14 2SU

Dear Mr Jones,

Please accept this email as an objection to the premises licence variation at the above address.

I live in the flats at Alder Court on Station Road, my flat overlooks the outside area at the back of the Station Pantry from my lounge on the top level and my bedroom on the bottom level.

Currently the noise emanating from the establishment is a very large inconvenience for myself and my neighbours. Last year we had to endure various 'events' hosted in the outside area, some of which meant I couldn't even hear my own TV it was that loud. I fear with these proposed variations to the licence these 'events' will become worse for us due to the lateness they will go onto. As you can imagine as people drink more they become louder and louder so the noise intensifies. There will be no way I'll be able to sleep if this is going onto 00.30 on Fridays and Saturdays (not to mention the clean-up that happens after everyone has departed). The idea of an outside bar, music and people there until 00.30 is completely unfair on the local residents. There is also a greater risk of anti-social behaviour the more alcohol is sold on and off the premises. It was always my understanding that this venue is a local café and not a bar like the new proposals suggest.

I understand businesses have been greatly affected by the pandemic and the business they've lost but please don't forget the residents like myself who have been cooped up in a flat working from home for well over a year now. All I want in the evening and at the weekend is some peace and quiet so I can relax after a day/week of work, not the constant din of noise and music going on. It's neither good for my well-being or mental health if constant noise is coming from outside.

I also understand that planning permission has been asked for at 63B Station Road, Upminster to turn the building into flats (application No: P0385.21). How can you make the local area more residential then allow these proposed changes? That makes absolutely no sense to me whatsoever.

Finally, I'd like to point out that I also objected to the licence change when the new owners took over the business but obviously that went through with no explanation given. If this is approved I'd like to know under what circumstances this will have been granted based on everything I have said above.

Kind Regards,

Stephen Davenport
Flat 7 Alder Court
57 Station Road
Upminster
Essex
RM14 2SU