

# **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@haverling.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 1<sup>st</sup> 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.