

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

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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