

Licensing Panel (Licensing Act 2003 Functions)

Date: **14 May 2025**

Time: **10.00am**

Venue **Virtual**

Members: **Councillors:** Cattell, Hewitt and Pickett

Contact: **Francis Mitchell**
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AGENDA

1 TO APPOINT A CHAIR FOR THE MEETING

WELCOME & INTRODUCTIONS

2 PROCEDURAL BUSINESS

- (a) **Declaration of Substitutes:** Where Councillors are unable to attend a meeting, a substitute Member from the Licensing Committee may attend, speak and vote in their place for that meeting.

(b) **Declarations of Interest:**

- (a) Disclosable pecuniary interests;
- (b) Any other interests required to be registered under the local code;
- (c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare

- (i) the item on the agenda the interest relates to;
- (ii) the nature of the interest; and
- (iii) whether it is a disclosable pecuniary interest or some other interest.

If unsure, Members should seek advice from the committee lawyer or administrator preferably before the meeting.

- (c) **Exclusion of Press and Public:** To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

NOTE: Any item appearing in Part Two of the Agenda states in its heading the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.

A list and description of the exempt categories is available for public inspection at Brighton and Hove Town Halls.

3 DRACULA'S HOUSE LICENSING PANEL (LICENSING ACT 2003 FUNCTIONS)

7 - 58

Contact Officer: Corinne Hardcastle
Ward Affected: West Hill & North Laine

Date of Publication - Tuesday, 6 May 2025

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FURTHER INFORMATION

For further details and general enquiries about this meeting contact Francis Mitchell, (01273 294183, email Francis.Mitchell@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk

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Licensing Panel (Licensing Act 2003 Functions)

Brighton & Hove City Council

Subject: Application for a New Premises Licence under the Licensing Act 2003

Premises: Dracula's House, 58 London Road, Brighton, BN1 4JE

Applicant: Dracula's House Ltd

Date of Meeting: 14 May 2025

Report of: Corporate Director for City Operations

Contact Officer: Name: Corinne Hardcastle Tel: 01273 292100
Email: corinne.hardcastle@brighton-hove.gov.uk

Ward(s) affected: West Hill & North Laine

1. PURPOSE OF REPORT AND POLICY CONTEXT

- 1.1 To determine an application for a New Premises Licence under the Licensing Act 2003 for Dracula's House.

2. RECOMMENDATIONS:

- 2.1 That the Panel determine an application for a New Premises Licence under the Licensing Act 2003 for Dracula's House.

3. CONTEXT/BACKGROUND INFORMATION & CONSULTATION

- 3.1 The application is for a New Premises Licence under the Licensing Act 2003. The application proposes: ***"Small convenience shop with a limited range of alcoholic drinks, the premises has just one entrance and benefits of electric shutters"***
- 3.2 Part M of the application is detailed at Appendix A and the proposed plan of the premises is attached at Appendix B.
- 3.3 Summary table of proposed activities:

	Proposed
Supply of Alcohol	Monday-Saturday 08:00-21:00 Off the Premises Sunday 09:00-18:00 Off the Premises
Hours premises are open to public	Monday-Saturday 08:00-21:00 Sunday 09:00-18:00

- 3.4** Special Stress Area: The premises falls within the Special Stress Area. This area is deemed an area of special concern in terms of the levels of crime, disorder, and public nuisance experienced within them. (See paragraphs 3.2 – 3.2.5)

Representations received

- 3.5** Details of the representations made are notified to applicants on receipt by the Licensing Authority using a pro-forma. A summary appears below:
- 3.6** 13 representations were received. They were received from local residents and a local Councillor.
- 3.7** Representations received had concerns relating to Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance and the Protection of Children from Harm.
- 3.8** Conditions were agreed between Sussex Police and the applicant.
- 3.9** Full details of the representations and Sussex Polices' agreement are attached at Appendix C. A map detailing the location of the premises is attached at Appendix D.

4. COMMENTARY ON THE LICENSING POLICY

- 4.1** The following extracts from Brighton & Hove City Council Statement of Licensing Policy are considered relevant to this application and **are numbered as they appear in the policy**:

1 Introduction

1.1 This Statement of Licensing Policy has been prepared in accordance with the provisions of the Licensing Act 2003 (the Act) and having regard to Guidance issued by the Home Office under Section 182 of the act. This policy takes effect from the 4th February 2021. The licensing authority is Brighton & Hove City Council. The purpose of this statement is to promote the licensing objectives and set out a general approach to making licensing decisions. The discretion of the licensing authority in relation to applications under the act is only engaged if 'relevant representations' are made by other persons or responsible authorities. This policy will inform the approach to be taken when deciding applications and imposing conditions when relevant representations are received. It is also intended as a guide for applicants as to what to include in their operating schedules, always recognising that if no representations are received, the application must be granted. The licensing authority must carry out its functions with a view to promoting the licensing objectives and this policy is framed around those objectives. Each application will be given individual consideration on its merit. The scope of this policy covers the following:

- Retail sales of alcohol.
- The supply of alcohol by or on behalf of a club, or to the order of, a member of the club.
- The provision of regulated entertainment.
- The provision of late night refreshment.

1.2 The licensing objectives are:

- (a) the prevention of crime and disorder.
- (b) public safety.
- (c) the prevention of public nuisance; and
- (d) the protection of children from harm.

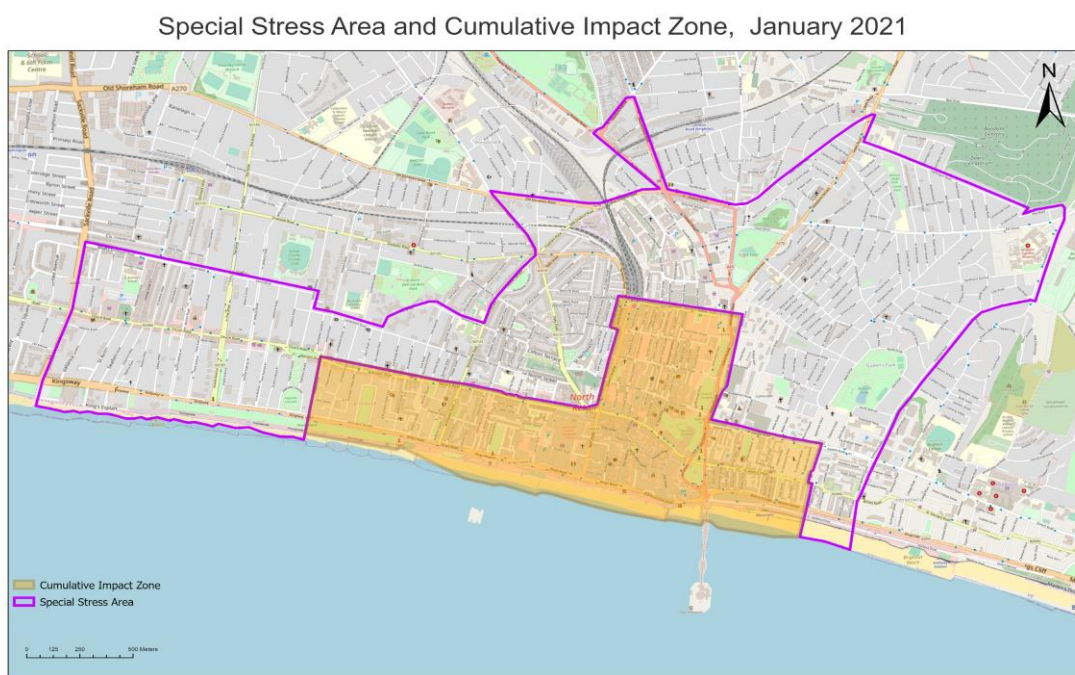
1.3 Scope

1.3.1 Licensing is about regulating licensable activities on licensed premises, by qualifying clubs and at temporary events. Any conditions attached to various authorisations will be focused on matters which are within the control of individual licensees and others with relevant authorisations, i.e. the premises and its vicinity. Each application will be given individual consideration on its merit. Nothing in this policy shall undermine the right of any individual to apply under the terms of the act for a variety of permissions and to have any such application considered on its individual merits. Similarly, nothing in this policy shall override the right of any person to make representations on an application or seek a review of a licence or certificate where provision has been made for them to do so in the act.

3 Special Policies and Initiatives

3.2 Special Stress Area

3.2.1 The map below details the area of the city centre which borders the Cumulative Impact zone at 3.1.3 and which is deemed an area of special concern in terms of the levels of crime and disorder and public nuisance experienced within it. The area recommended for further monitoring and detailed guidance within the Special Policy comprise the following as pictured below delineated in purple:



Brighton & Hove Public Health Intelligence, 2021
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The Special Stress Area - an area bounded by and including: The west side of Hove Street/Sackville Road, northwards to the intersection with the north side of Blatchington

Road, along north side of Blatchington Road and Eaton Road, southwards at the junction onto the east side of Palmeira Avenue and then eastwards at the junction onto the north side of Landsdowne Road; eastwards to the junction with Furze Hill, along the north side Furze Hill to its end and then due east along the north side of Victoria Road to its junction with Montpelier Road (west side), north to where Montpelier Road joins Vernon Terrace then north to Seven Dials; north west along the west side of Dyke Road until the junction with the Old Shoreham Road, then East along the north side of Old Shoreham Road, continuing on the north end of New England Road, north west at Preston Circus at the junction of New England Road and Preston Road along the west side of Preston Road until the junction with Stanford Avenue then and north east along the north side of Stanford Avenue until the junction with Beaconsfield Road, south along the east side of Beaconsfield Road until the junction at Preston Circus and Viaduct Road, eastwards along the north side of Viaduct Road, then at the junction with Ditchling Road, North East along the north side of Upper Lewes Road until the junction with Lewes Road; south along the Lewes Road to junction with Hartington Road, along the north side of Hartington Road until the junction with St. Helen's Road, south into the north side of May Road, eastwards until its junction with Freshfield Road (east side), then south into Upper Bedford Street, into Bedford Street to the mean water mark south of Bedford Street, then due west until the mean water mark south of Lower Rock Gardens; North on Upper Rock gardens, to the north side of Eastern Road, west along Eastern Road and Edward Street until Grand Parade, north along the Eastern side of Grand Parade to the junction of York Place and Trafalgar Street, West along the Northern boundary of Trafalgar Street, up to and including Surrey Street and then South along the Western boundary of Queens Road to the junction with Air Street, West along the north side of Air Street, South-west to the junction of Western Road Brighton, then West along the North side of Western Road Brighton, South along the West side of Holland Road to the mean water mark south of Kingsway and Kingsway Esplanade as far as the west side of Hove Street/ Sackville Road.

3.2.2 This Special Stress Area (SSA) is of concern to the licensing authority because of the relatively high levels of crime and disorder and nuisance experienced within it. The area will be kept under review.

3.2.3 New and varied applications for premises and club premises certificates within the SSA will not be subject to the presumption of refusal, but operators will be expected to pay special attention when drawing up their operating schedules and to make positive proposals to ensure that their operation will not add to the problems faced in these areas. Appendix A of the SoLP sets out a list of potential measures the licensing authority considers may be appropriate. These may be more or less appropriate depending upon the style of operation applied for.

3.2.4 On receipt of any application in the SSA, where a relevant representation has been made, the licensing authority will scrutinise the application carefully and will look at the measures proposed in the operating schedules and compare them to the measures set out in Appendix A, Licensing Best Practice Measures. Where discretion has been engaged, those applications which fall short may be refused or conditions applied to comply with policy measures.

3.2.5 The Licensing Authority will keep the Cumulative Impact Zone and Special Stress Area under review. Should the authority find that problems of crime and disorder or nuisance are not improving, or are worsening, the Special Policy will be reviewed.

3.3 The Matrix Approach

The Licensing Authority will support:

3.3.1 Diversity of premises: ensures that there is a mix of the different types of licensed premises and attracts a more diverse range of customers from different age groups, different communities and with different attitudes to alcohol consumption. It gives potential for positively changing the ambience of the city or an area of it. This will have a positive effect in reducing people's fear of crime and in increasing the number of evening visitors to the city centre. The Community Safety Strategy recognises that too many single uses in a confined area and patrons turning out onto the streets at the same time may create opportunities for violent crime and public disorder and therefore supports mixed use venues encouraging a wider age balance.

3.3.2 A "matrix" approach to licensing decisions has been adopted and is set out below. It provides a framework of what the licensing authority would like to see within its area and gives an indication of the likelihood of success or otherwise to investor and businesses making applications.

Matrix approach for licensing decisions in a Statement of Licensing Policy (times relates to licensable activities)

	Cumulative Impact Area	Special Stress Area	Other Areas
Restaurant	Yes (midnight)	Yes (midnight)	Yes (midnight)
Café	Yes (10 pm)	Yes (10 pm)	Yes (10 pm)
Late Night Takeaways	No	Yes (midnight)	Yes (midnight)
Night Club	No	No	No
Pub	No	Yes (11pm)	Yes (midnight)
Non-alcohol lead (e.g. Theatre)	Yes (favourable)	Yes (favourable)	Yes (favourable)
Off-licence	No	No	Yes (Up to 11pm but if in densely residential area may be earlier – see note 7 below)
Members Club (club premises certificate)	Yes (<100 capacity) (11pm)	Yes (<100 capacity) (11pm)	Yes

Notes on matrix

Subject to the following notes, the policy, as represented in the matrix, will be strictly adhered to:

- 1) Each application will be considered on individual merit
- 2) Applications within the CIZ are subject to the special policy on cumulative impact at para 3.1, and those within the special stress area to the special stress policy considerations at para 3.2.
- 3) Departure from the matrix policy is expected only in exceptional circumstances
- 4) Exceptional circumstances will not include quality of management or size of venue except where explicitly stated in policy matrix.
- 5) Exceptional circumstances may include: consultation with and meeting requirements of responsible authorities, an appropriate corporate social responsibility policy, community contribution to offset impact (such as financial contribution to infrastructure), community support, alcohol sale ancillary to business activity (demonstrable to responsible authorities and licensing authority, for instance by licence condition allowing authorised officers access to sales accounts).
- 6) The following licensing activities are encouraged and valued by the licensing authority: outdoor regulated entertainment, community based street parties, members clubs, traditional pubs outside the city centre and non-alcohol led licensable activities, particularly within city centre.
- 7) Other Areas; consideration will be given to the nature of the area and location in relation to any application. In a residential area for example the concerns of local residents will be relevant when considering applications for off-licences, pubs or cafes, especially if there is evidence of anti-social behaviour, street drinking or underage drinking. Earlier closing times may be appropriate. Regard will be had to the Public Health Framework for assessing alcohol licensing on our website.
- 8) In an area where there are already several existing off-licences or where the premises is situated within a parade with another off licence and where representations are received about negative cumulative impact on the licensing objectives of a further premises, the application may be refused on these grounds or restrictions placed on the terminal hour to reflect opening hours of other shops.
- 9) Outdoor events will be supported where arranged through the council's event planning process. Generally, regulated entertainment in the open air including tents and marquees should have a maximum closure hour of 2300. Earlier hours may be imposed in sensitive open spaces or near residential areas. The licensing authority will have regard to Noise Council guidance.
- 10) Non-alcohol led category does not include "alcohol in shared workplaces". It is recommended that sale of alcohol in shared workspaces should have a terminal hour of no later than 10pm. For further advice and guidance on "alcohol in shared workplaces" please see paragraph 3.3.4-3.3.6.

3.5 Off licences

In recent years there has been a noticeable shift towards more people buying alcohol from shops and drinking at home prior to going into premises such as pubs and clubs. The council is concerned that alcohol loading from off-licence sales is a significant problem in the city and adversely affects the licensing objectives as it gives rise to problems of drunkenness, disorderly behaviour and a higher risk of alcohol sales to children. Representations from the police, local residents and the director of public health at licensing panel hearings have testified to these problems and Information published in the Public Health Framework for assessing alcohol licensing presents a ward by ward analysis of crime and disorder and health data which is relevant in this respect.

3.5.1 The special policy on cumulative impact and the special stress areas apply to off licences as explained in the matrix approach at 3.3. But in general, where applications are made for new premises or variations to existing licences, and where the police or others make representations against the grant of a further licence for off sales, the council will give specific consideration to restricting the number, type, and the hours of premises selling alcohol exclusively for consumption off the premises. Decisions will be grounded in the Public Health Framework for assessing alcohol licensing. The council will want to be assured that the operating schedule of premises, and their overall management, training and levels of staffing, are appropriate to ensure that the licensing objectives are promoted in what may be challenging circumstances. Retail outlets and stores where the provision of fresh produce is the principal product sold maybe considered more favourably.

3.5.2 The Licensing Authority encourage off licences to join the Council led “Sensible on Strength” scheme to reduce the availability of cheap super strength beers and ciders. Off licences voluntarily sign up not to sell cheap super-strength beers and ciders over 6% ABV and operate good practice measures (see 3.5.3) for which they receive an accreditation as a responsible retailer.

3.5.3 Areas of best practice that may be included in an Operating Schedule include

- the installation of a digital CCTV system by liaison with, and to a standard approved by Sussex Police
- Challenge 25 policy
- Refusals system
- Documented staff training including underage sales, drunkenness and proxy sales
- Voluntary restriction of high strength alcohol - operating schedules may be used to limit high ABV beers and ciders
- BCRP membership (or other accredited scheme)
- No sale of single cans
- Displays should not be located at the entrance/exit points or near checks out

3.5.4 The Licensing Authority and Sussex Police have specific concerns around the delivery of alcohol off the premises due to issues around the end location of delivery, age verification checks (Challenge 25), the increased possibility of the alcohol coming into the CIZ and SSA from other areas, as well as the personal safety of drivers when having to refuse a delivery at the end destination.

3.5.5 Alcohol delivery poses a unique set of challenges as it often transfers the final age verification to a person who has no responsibility in relation to the Premises Licence which authorised the sale of alcohol. A premises licence holder needs to be satisfied that their drivers or the delivery drivers of the third party company they chose to use, have received regular and comprehensive training in age verification and identifying persons who have consumed too much alcohol.

3.5.6 Evidence has shown that customers have previously used landmarks/businesses not related to them as addresses for delivery so that alcohol could be consumed in open spaces/parks. The risk being that this may lead to increased crime and disorder including anti-social behaviour and criminal damage, as well as the possibility that underage persons can gain access to alcohol. Concerns have also been raised about the delivery of alcohol to known street drinking hotspots. Therefore, a condition requiring all deliveries to be to a verifiable residential or business address and a face to face ID verification is vital in mitigating some of this risk.

3.5.7 While the Licensing Authority and Sussex Police recognise this is a growing area of business, new or variation applications to include the delivery of alcohol off the premises will be subject to increased scrutiny. Suggested conditions for the provision of an alcohol delivery service can be found at Appendix A. These are not exhaustive and each application will be considered on its own merits.

3.6 Street drinking

3.6.1 The Licensing Authority will have regard to areas highlighted by Sussex Police that are at risk from alcohol related anti-social behaviour. The nature of these areas can be fluid/seasonal and so updated maps and data will be produced regularly to ensure the information is current. These hot spot areas are considered high risk for street drinkers and the Licensing Authority will have regard to prevention of crime and disorder by virtue of street drinking and anti-social behaviour when considering applications in this area.

4 Prevention of Crime and Disorder

The following details and measures are intended to address the need for the prevention of crime and disorder which may be associated with licensed premises and certificated club premises. Conditions attached to licences and certificates will, as far as possible, reflect local crime reduction strategies.

4.1.1 The licensing authority acknowledges that training and good management play a key part in preventing alcohol and drug related crime. The authority expects that all licensees of on-licensed premises attend training programmes which will raise their awareness of the issues relating to drugs and violence in licensed premises, and that suitable training be extended to all bar staff and door supervisors so that drug dealers and users will be deterred from using licensed premises for illegal purposes and that incidents of violence in licensed premises will be reduced. Licensees are also encouraged to attend training programmes to help identify children at risk and issues of basic child protection. It is the duty of the designated premises supervisor (DPS) to train staff on induction concerning conditions on their premises licence.

4.1.2 It is expected that the DPS will spend a significant amount of time on the premises. When not on the premises it will be essential that the DPS is contactable, particularly should problems arise with the premises and that staff are authorised by the DPS.

4.1.3 The location of violent attacks, anti-social behaviour and hate crime or related incidents may be used to justify closing times.

4.2 Care, control and supervision of premises

4.3.1 The Licensing authority supports the Business Crime Reduction Partnership and other approved schemes. Where appropriate, premises licence holders should be members of the BCRP for the deterrence to violent crime that such membership provides. The BCRP NightSafe radio scheme is normally expected as an operational requirement for city centre bars, clubs and pubs and is an example of good practice in achieving the aim of reducing crime and disorder and improving public safety. Well managed pub-watch schemes provide information exchange between the premises licence holders and responsible authorities that reduce and deter violent crime and disorder. The council will support a responsible licensing scheme.

4.3.2 The effective management and supervision of a venue is a key factor in reducing crime and disorder, both within it and outside. The police will consider the applicants, objecting to the application where appropriate. The police may suggest crime prevention measures in relation to, for example, the internal layout of the premises, closed-circuit television, help points, lighting and security staff. The police may ask for conditions which support such measures to be imposed when licensing applications are granted, eg type of licence, capacity, operating hours restrictions.

4.3.3 Following the grant of a licence, the management and supervision of the premises, in so far as it might impact on crime and disorder, will continue to be monitored. Particular attention will be paid to any licensed premises where there is evidence of criminal activity or any association with racist or homophobic crime. The licensing authority will keep itself well briefed on the nature, location and type of premises where alcohol related violence and disorder are occurring so it can take full account of the facts and avoid exacerbating problems as required by the Community Safety Strategy. Where licensed premises are found to cause nuisance or be associated with disorder or unreasonable disturbance, the review process may be invoked, and powers of revocation or the imposition of conditions may be considered. Conditions may include use of closed-circuit television, licensed door supervisors and earlier closing times. Such action to restrict the operation may be taken for trial periods to allow businesses an opportunity to remedy existing disorder, nuisance or disturbance.

4.3.4 This policy recognises the use of registered Door Supervisors All Door Supervisors will be licensed by the Security Industry Authority. Mobile security units and similar systems are in use by some premises operators as a means of providing security cover at very short notice at premises which may not normally require a permanent security presence. This policy endorses the use of units following such guidance and standards in appropriate circumstances.

4.3.5 The development of codes of practice and general operating standards for security companies is encouraged for local businesses; premises operators are urged to ensure that security services, when engaged, are provided by suitably qualified businesses operating to recognised standards and who should be working towards SIA accreditation.

4.3.6 Enforcement will be achieved by the enforcement policy appended (Appendix B).

5 Public Safety

The following details and measures are intended to address the need for the protection of public safety which may be associated with licensed premises and certificated club premises.

5.1.1 The permitted capacity is a limit on the number of persons who may be on the premises at any time, following a recommendation by the relevant fire and rescue authority under the Regulatory Reform (Fire Safety) Order 2005. For any application for a premises licence or club premises certificate for premises without an existing permitted capacity where the applicant wishes to take advantage of the special provisions set out in section 177 of the 2003 Act, the applicant should conduct their own risk assessment as to the appropriate capacity of the premises. They should send their recommendation to the fire and rescue authority which will consider it and decide what the “permitted capacity” of those premises should be.

5.1.3 Conditions may be imposed in accordance with operating schedules to protect public safety including where justified:

- (a) provision of closed-circuit television and panic buttons.
- (b) use of shatterproof drinking vessels; bottles requiring use of toughened glass or plastic should normally be required unless applicants can show exceptional reasons.
- (c) use of door supervisors, licensed by the Security Industry Authority.
- (d) requirement of a minimum of a licensed door supervisor for every 100 customers in nightclubs and large city centre pubs or as indicated by risk assessment.
- (e) occupant capacity conditions will be applied where appropriate.
- (f) the provision of designated and suitably trained first aiders.

5.1.4 Where appropriate, licence holders or their authorised representatives will submit event safety plans and operating manuals, attend Event Planning Teams or Safety Advisory Groups and similar meetings prior to large events and shall be part of Event Liaison Teams during such events. Due regard shall be had to relevant guidance and publications including, for example: HSE approved code of practice for events

6 Prevention of Public Nuisance

The following details and measures are intended to address the need for the prevention of public nuisance which may be associated with licensed premises and certificated club premises:

6.1.1 In determining applications for new and varied licences, regard will be had to the location of premises, the type and construction of the building and the likelihood of

nuisance and disturbance to the amenity of nearby residents by reason of noise from within the premises, as a result of people entering or leaving the premises or from individuals or groups of customers gathered outside (eg in order to smoke).

6.1.2 Applications for new licences or for the extension in size of licensed premises should not normally be granted if the premises will use amplified or live music and operate within or abutting premises containing residential accommodation except that occupied by staff of the licensed premises. A condition may be imposed on new licences that entertainment noise shall be inaudible in any residence. Noise emanating from within licensed premises should not normally be audible outside.

6.1.5 In determining applications for new licences or extensions in hours or terminal hours of licensed premises, regard will be had to late night public transport availability and location of taxi ranks to aid dispersal of customers.

6.1.6 Reasonable controls are available to all premises operators to minimise the impact of noise from customers outside. The council's Environmental Health Department has issued guidance on a number of steps that can be taken in this respect which are endorsed by this policy (see 6.2 below).

6.2 Smoking Advice

6.2.1 Premises licence holders will be expected to:

- Develop a management plan on how to manage smoking on your premises and ensure that all staff are aware of the contents of this plan, and that it is effectively implemented. Noise from people smoking and talking can be intermittent, vary in character and volume and be intrusive. An effective smoking management plan will help prevent neighbours being disturbed.
- Comply with any planning conditions restricting the use of outdoor areas.
- Ensure that any structures used by smokers comply with the design criteria detailed in the Heath Act 2006 and that any structures, awnings, retractable canopies, etc. have the relevant planning permission.
- Ensure any new lighting to outdoor areas must be designed so as not to cause a light nuisance to neighbours and again have the relevant planning permission and building control consent.
- Ensure that the conditions on the premises licence are complied with. There may be conditions restricting the hours of use of gardens and outdoor areas. Having reviewed the contents of the premises licence you may find it necessary to request a variation of your licence.
- Licence tables and chairs on the Public Highway under the provisions of the Highways Act 1980. These licences may have conditions restricting the times that the area can be used.
- Ensure drinks, glasses and bottles are not taken onto the highway unless there is a tables and chairs licence permitting use. A system should be adopted to prevent theft and 'spiking' of drinks and reminding customers not to leave unattended items.
- Discourage smokers remaining in gardens and outdoor areas and determine terminal hours.
- Discourage smokers remaining outside by removing/disabling tables and chairs or prohibiting their use after a certain time. Lights and heaters will also be turned off.
- Introduce a system that after a certain time the number of smokers outside are restricted to a maximum number. Staff will be needed to manage this restriction.
- Employ staff and/or SIA registered door supervisors to manage doors and control customers and smokers entering and leaving the premises. Staff positioned on the doors can help to encourage customers not to cause a noise problem. It may be that staff are required to manage doors after a certain time, particularly during the hours when neighbouring residents are trying to sleep.
- Ensure door supervisors maintain order outside venues and protect customer safety. BCRP supports the use of Night Safe. Radio net and other pager systems and pub watch schemes can be used to provide for rapid police response and alert other venues where customers and staff are endangered.

- Position signs to remind customers that the premises is in an area where people live. It is not always obvious in busy commercial streets with flats above. By changing the design and wording of signs customers do not forget. Signs can be located in and outside the premises and on tables.
- Use CCTV to manage outside areas.

6.2.2 Licensed premises should normally display prominent, legible signs at exits reminding customers to leave in a quiet, peaceful, orderly manner.

7 Protection of Children from Harm

The following details and measures are intended to address the need for the protection of children from harm; this includes emotional and physical harm which may be associated with licensed premises and certificated club premises (for example the exposure too early to strong language and sexual expletives, eg in the context of film exhibitions or where adult entertainment is provided). It is intended that the admission of children to premises holding a premises licence or club premises certificate should normally be freely allowed without restricting conditions (unless the 2003 Act itself imposes such conditions or there are good reasons to restrict entry or to exclude children completely).

7.1.1 Licensees should note the concern of the authority that drink related disorder frequently involves under 18's. To prevent illegal purchases of alcohol by such persons, all licensees should work with a suitable 'proof of age' scheme and ensure that appropriate identification is requested prior to entry and when requesting alcohol, where appropriate. Appropriate forms of identification are currently considered to be those recommended by police, trading standards officers and their partners in the Licensing Strategy Group (eg passport, photo driving licence or pass card).

7.1.2 It is the licensing authority's expectation that all staff responsible for the sale of intoxicating liquor receive information and advice on the licensing laws relating to children and young persons in licensed premises. Licensed premises staff are required to take reasonable steps to prevent under age sales. The licensing authority will not seek to limit the access of children to any premises unless it is necessary for the prevention of emotional or psychological harm to them. Each application will be considered on its own merit but particular areas that will give rise to concern in respect of children are to be found in section 7.1.4 below.

7.1.3 To reduce alcohol-induced problematic behaviour by under 18 year olds, to enforce underage purchase and drinking laws and to assist in the protection of children from harm, the licensing authority supports the following measures:-

- a) Police should exercise powers (Confiscation of Alcohol (Young Persons) Act 1997) to remove alcohol from young people on the street
- b) Police and trading standards should implement test purchasing to reduce sales to under 18s in on and off sales licensed premises
- c) Further take-up of proof of age schemes will be promoted

d) In-house, mystery shopper type schemes operated by local businesses will be supported

e) Providers of events specifically catering for unaccompanied children should consider whether all staff at such events need to be DBS checked

7.1.4 The licensing authority will not seek to require that access to any premises is given to children at all times – under normal circumstances this will be left to the discretion of the licensee. The following areas give rise to concern in respect of children, who will normally be excluded from premises:

- where there have been convictions for serving alcohol to minors or with a reputation for underage drinking.
- with a known association with drug taking or dealing.
- where there is a strong element of gambling on the premises.
- where entertainment of an adult or sexual nature is commonly provided.
- where premises are used primarily or exclusively for the sale and consumption of alcohol and there is little or no seating for patrons.

Options may include:

- limitations on the hours when children may be present.
- age limitations (below 18).
- limitations or exclusions when certain activities are taking place.
- requirements for an accompanying adult.
- full exclusion of people under 18.

The “What to do” booklet is a national one and can be accessed at:

www.brightonandhoveiscb.org.uk/wp-content/uploads/What-to-do-if-a-child-isbeing-abused.pdf

Probably also worth getting him to put in that if you are concerned about a child locally to contact the Multi-Agency Safeguarding Hub (MASH) on 01273 290400, or you can contact Sussex Police on 101. If they think a child is in immediate danger to dial 999.

7.1.7 Trading standards and the police undertake ongoing enforcement operations around under-age sales and test purchasing. Sussex Police and BCRP undertake work concerning proxy purchases and counterfeit ID as part of the partnership support work with Community Safety and Trading Standards.

7.1.8 Trading standards have a programme of business support including training for local businesses to avoid under-age sales.

8 Integration of Strategies

8.1.1 The licensing authority shall secure the proper integration of this policy with local crime prevention, planning policy, transport, tourism and cultural strategies by:-

- Liaising and consulting with the Sussex Police, Community Safety Forum, Sustainability Commission representatives and following the guidance in community safety and crime and disorder strategy
- Liaising and consulting with Public and Alcohol Programme Board

- Liaising and consulting with the East Sussex Fire & Rescue Service
- Liaising and consulting with the Local Strategic Partnership, Safety Advisory Group (Emergency Planning) and Equalities and Social Justice Consultation Forum
- Liaising and consulting with the Planning authority
- Liaising and consulting with the Highways authority
- Liaising and consulting with local business and business associations. Having regard to any future documents issued relating to the Private Security Industry Act 2001, for example liaison or information sharing protocols
- Liaising and consulting with the Trading Standards Team, for example with regard to test purchasing codes of practice

8.1.2 In line with statutory requirements and the council's Inclusion Policy, the Licensing Authority shall have due regard to the need to eliminate unlawful discrimination, and to promote equality of opportunity and positive relations between persons of diverse backgrounds, for example communities of interest such as: lesbian, gay, bisexual and transgender people; disabled people; racial and ethnic groups; religious and faith groups.

8.1.3 This policy supports the aims of the tourism strategy, recognising the benefits for the tourism economy of creating a safer and more attractive city centre and improving competitiveness with other European cities. The Licensing Committee should receive any reports relevant to the needs of the local tourist economy and the cultural strategy for the area to ensure that it considers these matters.

8.1.4 The Licensing Committee should receive relevant information relating to the employment situation of the area and the need for new investment and employment where appropriate.

8.1.5 Specific conditions may be attached to premises licences to reflect local crime prevention strategies. Such conditions may include the use of closed circuit television cameras, use of the NightSafe radio system or accredited scheme, the provision and use of shatterproof drinking receptacles, drugs and weapons search policy, the use of registered door supervisors, specialised lighting requirements, hours of opening. Certificates issued to club premises shall reflect local crime prevention strategies and may include any or all of the requirements listed above.

8.1.6 The licensing authority will have regard to the need to disperse people quickly and safely from the city centre to avoid concentrations which may produce disorder and disturbance.

8.3 Enforcement

8.3.1 The Enforcement of licensing law and inspection of licensed premises is detailed in the Protocol between Sussex Police, the East Sussex Fire & Rescue Service and Brighton & Hove City Council. This protocol reflects the need for more efficient deployment of Police and Local Authority staff commonly engaged in licensing enforcement and can be found at Appendix D (Lead Agency Status) of the Statement of Licensing Policy. In addition, the Licensing Authority will have regard to its published Licensing Enforcement Policy in making enforcement decisions in

accordance with Brighton & Hove City Council's Statement of Licensing Policy (Appendix B). In order to better target enforcement resources, inspections will be undertaken outside of normal office hours and the sharing of information between all enforcement agencies will be encouraged through joint meetings or similar arrangements.

8.3.2 Attention is drawn to the targeting of agreed problem and high risk premises requiring greater attention as identified in the protocol. A number of other council and government policies, strategies and guidance documents must be taken into account to complement the policy, including:

- Community Safety & Crime Reduction Strategy
- Drugs and alcohol strategies – local alcohol harm reduction strategy
- Objectives of the Security Industry Authority
- The Anti-Social Behaviour Act 2003/ASBPC Act 2014
- The Health Act 2006
- The Violent Crime Reduction Act 2006
- Policing and Crime Act 2009

APPENDIX A – Licensing Best Practice Measures

Best Practice Measures to be included for consideration, in particular in SSA: Matters that would normally be expected in operating schedules:

- the adoption of a policy (e.g. Challenge 25) with acceptable proof of ID as per existing Statement of Licensing Policy
- all off sales to be made in sealed containers for consumption away from the premises
- a smoking policy which includes an assessment of noise and litter created by premises users
- the use of plastic or polycarbonate drinking vessels and containers, especially in outside areas or after specified hours
- a policy in relation to searching customers and for drugs, weapons, seized or lost and found property
- use of a refusals book for registering attempts to buy alcohol by under-age persons or refusals to those intoxicated
- the installation of a digital CCTV system by liaison with, and to a standard approved by, Sussex Police
- policies for dispersal of customers which may include signage regarding taxi services' telephone numbers and advice to respect neighbours and minimize noise

Items to which positive consideration would be given:

- membership of Business Crime Reduction Partnership, Pubwatch, Neighbourhood Watch or similar schemes
- use of 'Night Safe' radio system or similar accredited scheme
- regular training and reminders for staff in respect of licensing legislation, policies and procedures; records of which should be properly recorded and available for inspection
- records of regular checks of all parts of the premises in relation to drug use
- systems in place to ensure details of barred clients are exchanged with other operators

- giving an agreed minimum notice of special events (screening of major sports events, birthday parties, adult entertainment, etc.) to relevant authorities and use of appropriate additional measures at such events

Recommend best practice for both on and off premises

- Staff must be aware of the risk of the problem of proxy sales and offer assistance to responsible authorities to deter offences
- Signage on premises should set out legal duties
- Voluntary restriction of high strength alcohol – operating schedules may be used to limit high ABV beers and ciders
- Staff training – in addition to personal licence holders training, staff must be adequately trained for duties
- Challenge 25 would be the norm, particularly in the off licence trade
- Signage – proxy sale – deterrence

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 The licensing Act 2003 provides for fees to be payable to the licensing authority in respect of the discharge of their functions. The fee levels are set centrally at a level to allow licensing authorities to fully recover the costs of administration, inspection and enforcement of the regime.

Finance Officer Consulted David Wilder

Date:25/04/2025

Legal Implications:

- 5.2 The licensing authority must act to promote the four licensing objectives which are:

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

The licensing authority must have regard to its statement of licensing policy and the guidance issued by the Secretary of State in carrying out its functions.

Lawyer Consulted: Rebecca Sidell

Date: 19/04/25

Equalities Implications:

- 5.3 Diversity is valued and strong, safe communities are vital to future prosperity. Licensing policy aims to protect children from harm including sale and supply of alcohol to children.

Sustainability Implications:

- 5.4 Licensing policy aims to prevent public nuisance and develop culture of live music, dancing and theatre.

SUPPORTING DOCUMENTATION

Appendices:

1. Appendix A – Part PM of the Application
2. Appendix B – Proposed Plan of Premises
3. Appendix C – Representations and Sussex Polices’ agreement
4. Appendix D – Map of area

Documents in Members’ Rooms

Brighton & Hove City Council, Licensing Act 2003: Statement of Licensing Policy 2021.

Home Office, Revised Guidance issued under section 182 of the Licensing Act 2003, February 2025.

Public Health Framework for Assessing Alcohol Licensing – January 2022.

Background Documents

Brighton & Hove City Council, Licensing Act 2003: Statement of Licensing Policy 2021.

Appendix A

M

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

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

All staff will be provided with training about the licensing objectives and their responsibilities age verification and licensing offences. Details of the training will be recorded and will be refreshed at regular intervals.

b) The prevention of crime and disorder

A CCTV system shall be maintained at the premises. An incident book will be used to record details of any incidents in the premises that relate to the licensing objectives, in particular any refusal of sale of alcohol. Signage will be displayed at the exit of premises that advise customers that they must not take open alcoholic drinks from premises.

c) Public safety

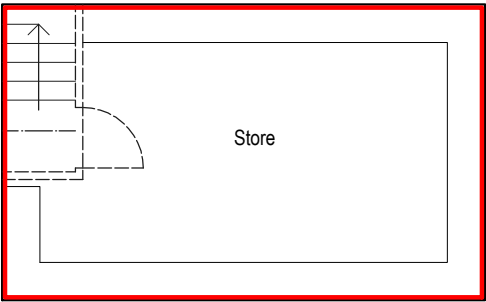
All safety matters at the premises are adequately covered by statutory provisions such as The Health and Safety at Work (etc) Act 1974 The Regulatory Reform (Fire Safety) Order 2005.

d) The prevention of public nuisance

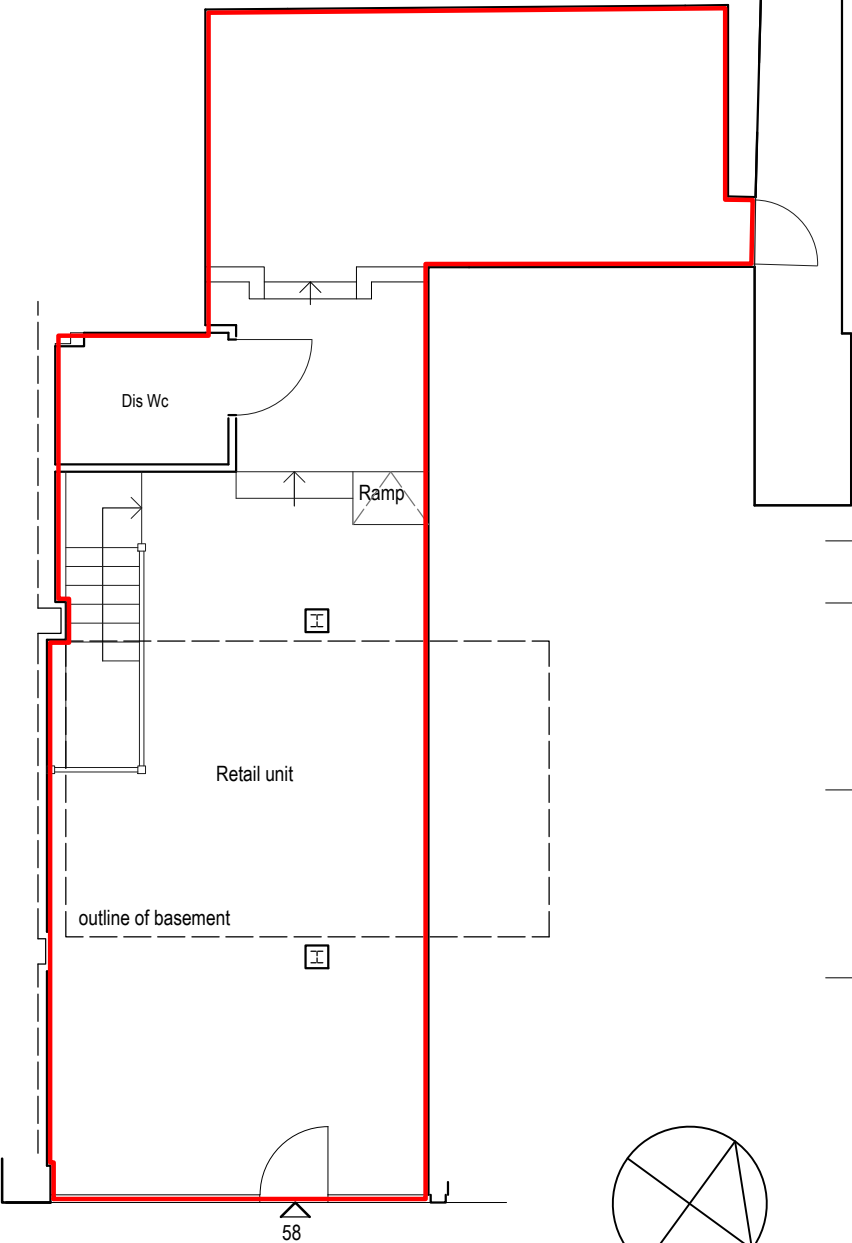
A telephone number for premises will be displayed , that will be visible from the exterior of the building in the event that contact needs to be made with the staff to deal with any issues that might arise from the licensable activity.

e) The protection of children from harm

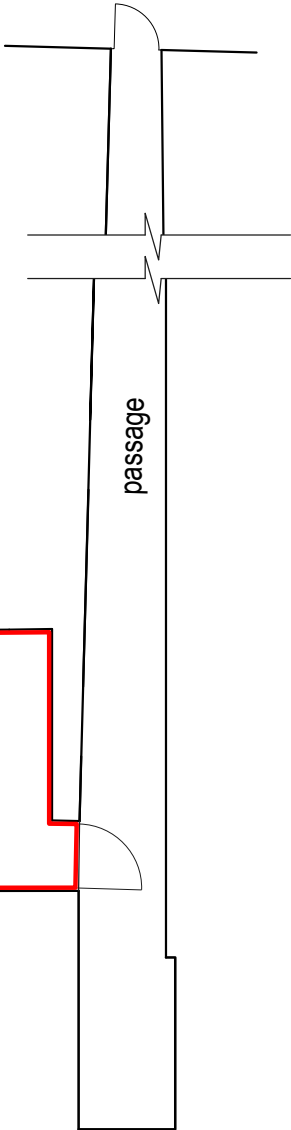
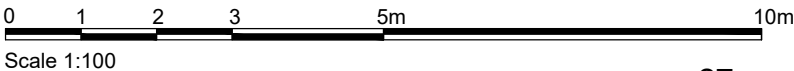
A Challenge 25 scheme will be adopted. Customers who appear to be under 25 years of age will be required to prove their age when purchasing alcohol. Suitable forms of identification will be a passport, „Pas“ card or other identification recognised by the licensing authority in its statement of licensing policy.



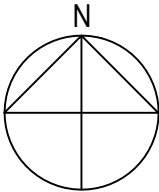
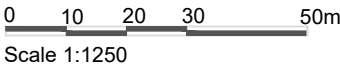
Basement Plan @ 1:100



Ground Floor Plan @ 1:100



Location Plan @ 1:1250



Rev	Description	Date
Job Reference		Client
58 London Road Brighton		Ms O'Brien
Drawing Title		Drawing No Rev
Conveyance Plan		ADC1558/15
Date	Scale	Dwg Size Plot Style Drawn Checked
25.10.24	1:1250/100	A4 ADC+red AD AD

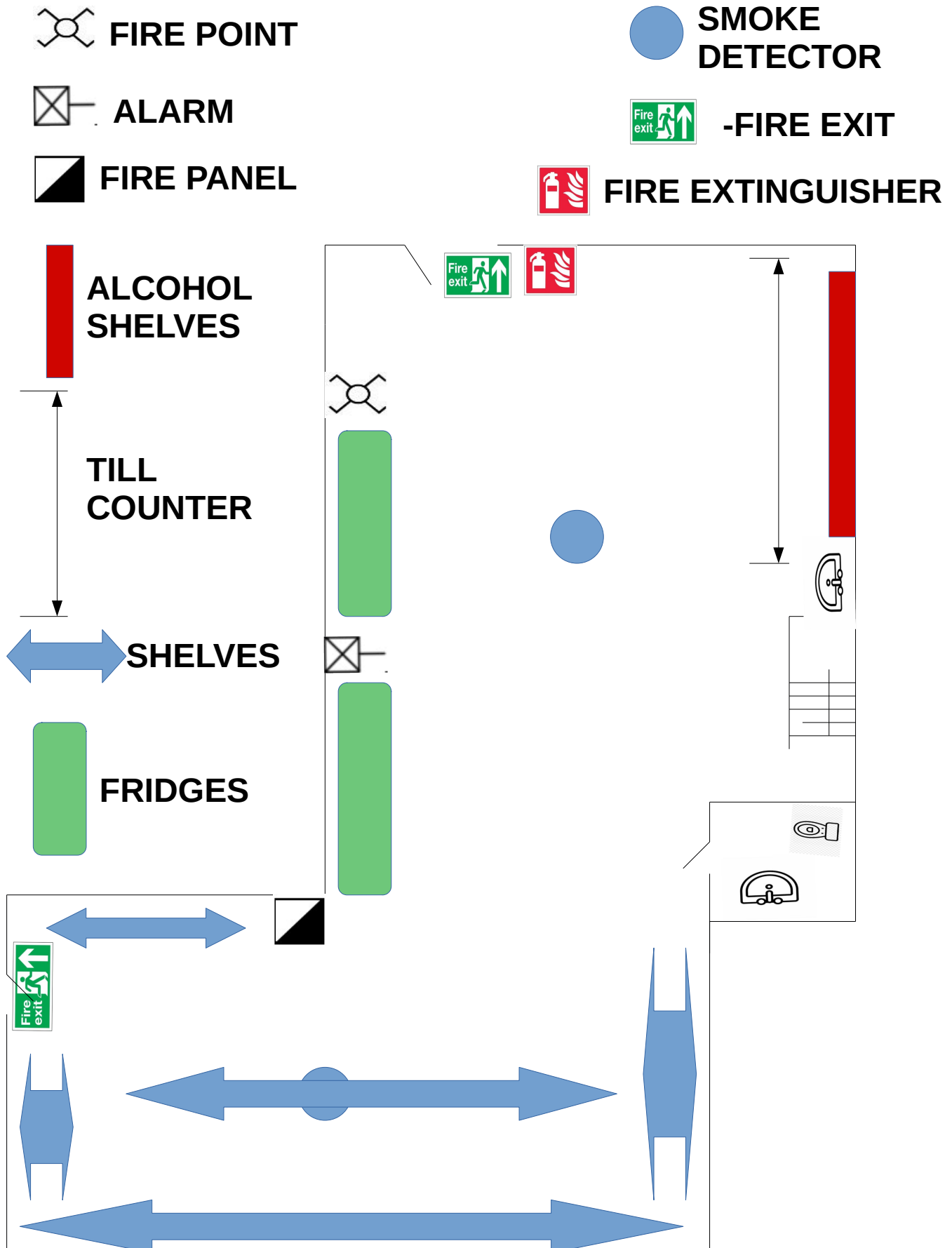
All dimensions to be checked on site and do not scale from this drawing. This drawing should be approved by Local Authority Building Control or other appropriate checking authority prior to commencement of work. This drawing should not be reproduced without the prior consent of the author.



Architectural Services

Citibase Brighton, 95 Ditchling Road
Brighton . East Sussex . BN1 4ST
Tel: 01273 558330
Email: info@adcbrampton.co.uk
www.adcbrighton.com

GROUND SHOP FLOOR , 58 LONDON ROAD, BRIGHTON
BN1 4JE



REP A

CH CON ENDS 18.04.2025 VALID PCD & PPN

From: Cllr Sue Shanks [REDACTED]
Sent: Friday, March 28, 2025 2:09:14 PM
To: Corinne Hardcastle [REDACTED]
Subject: RE: RE: Licence application number :1445/3/2025/01793/LAPREN

My objection is about the prevention of public nuisance and potential for crime and disorder from people drinking at eth establishment

RECEIVED 1 / 10 / 2025
ENVIRONMENTAL HEALTH & LICENSING

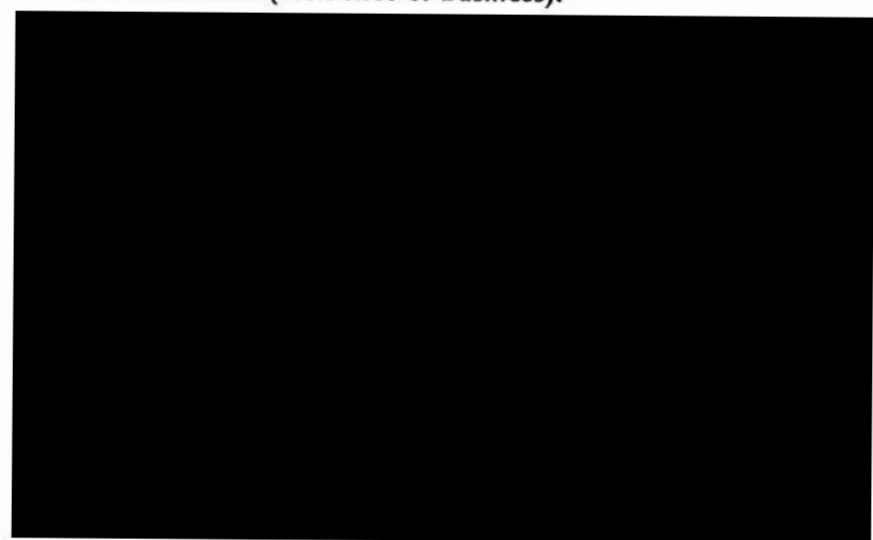
ENVIRONMENTAL HEALTH
& LICENSING

RECEIVED 09 / 10 / 2025 Representation to Licensing Application.

Name & address of premises subject to application.

1445 / 3 / 2025 / 01793 / LAPREN
DRACULAS House
58 London Road, BRIGHTON
BN1 4 JE

Your name & address (residence or business).



Note: Whether or not your representation can be considered depends upon whether your residence or business is likely to be directly affected by disorder and disturbance occurring or potentially occurring on the premises or immediately outside the premises.

Please state the substance of your representation within one (or more) of the following categories (representations outside these categories cannot be considered).

The Prevention of Crime & Disorder London Road already faces persistent challenges with street drinking, aggressive behaviour and other antisocial behaviours.
Public Safety
The Prevention of Public Nuisance - There is a well documented pattern of antisocial behaviours, including late night noise, littering, graffiti and loitering near shopfronts and bus stops. I respectfully request that this application be refused in accordance with licensing policy.
The Protection of Children from harm

Signed

Date:

26/3/25

Name

Please note:

1. Electronically transmitted representations must be confirmed in writing and signed within 5 working days.
2. Representations are in the public domain. Copies are sent to the applicants to allow discussions and with the notice of hearing. They are also included in Licensing Panel papers. Hearings are public.

5202 / / 03/13/2025

ENVIRONMENTAL HEALTH

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& LICENSING

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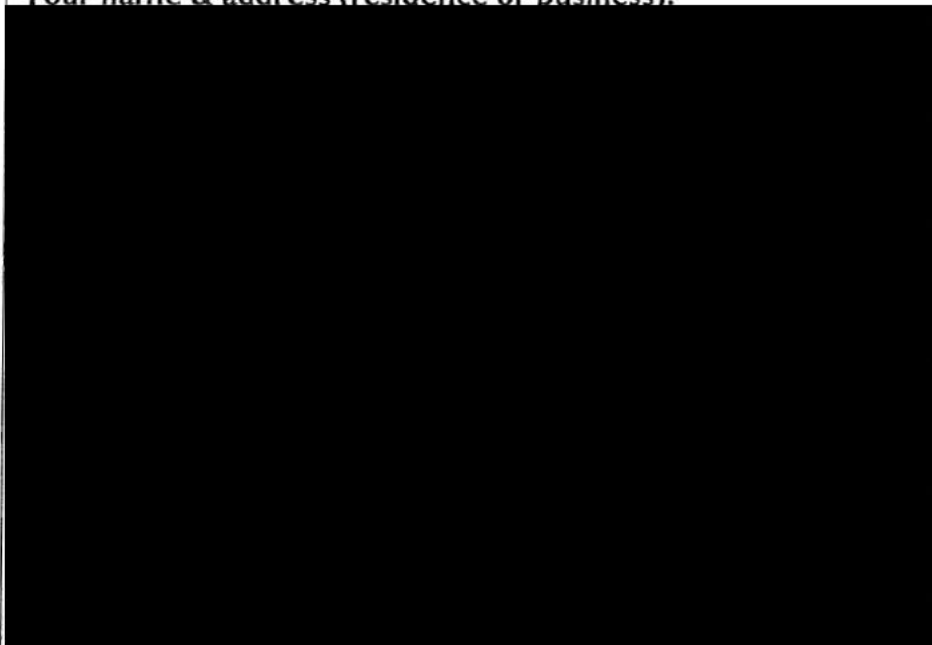
RECEIVED 09 10/1 2025

Representation to Licensing Application.

Name & address of premises subject to application.

1445/3/2025/01793/ LAPREN
 DRACULAS HOUSE
 58 London Road
 Brighton
 BN1 4JE

Your name & address (residence or business).



Note: Whether or not your representation can be considered depends upon whether your residence or business is likely to be directly affected by disorder and disturbance occurring or potentially occurring on the premises or immediately outside the premises.

Please state the substance of your representation within one (or more) of the following categories (representations outside these categories cannot be considered).

The Prevention of Crime & Disorder Alcohol consumption in the London Road has increased risk of anti-social behaviour, public intoxication and vandalism, already created extreme stress on London Road with crime and disorder.

Public Safety

The Prevention of Public Nuisance our Street is a hub for street drinkers and beggars, persistently loitering, shouting causing public nuisance to the residents and people walking on the street under the influence of alcohol. I strongly object to the new off-licence at 58 London Road as it will add more nuisance than we already suffering.

The Protection of Children from harm

Signed:

Name:

Date:

28th March 2025

Please note:

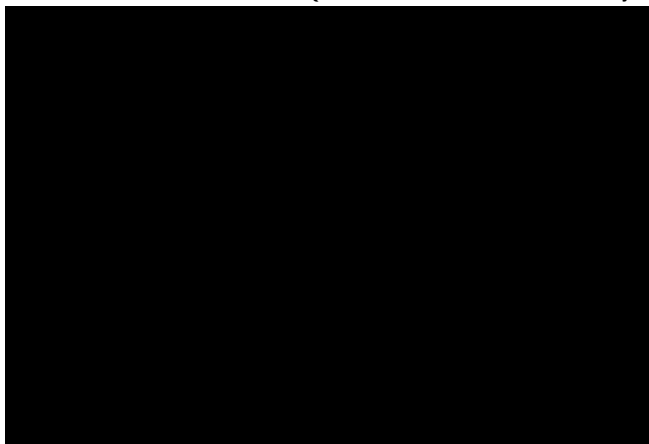
1. Electronically transmitted representations must be confirmed in writing and signed within 5 working days.
2. Representations are in the public domain. Copies are sent to the applicants to allow discussions and with the notice of hearing. They are also included in Licensing Panel papers. Hearings are public.

Representation to Licensing Application.

Name & address of premises subject to application.

58, London Road, BN1 4JE
1445/3/2025/01793/ LAPREN

Your name & address (residence or business).



Note: Whether or not your representation can be considered depends upon whether your residence or business is likely to be directly affected by disorder and disturbance occurring or potentially occurring on the premises or immediately outside the premises.

Please state the substance of your representation within one (or more) of the following categories (representations outside these categories cannot be considered).

The Prevention of Crime & Disorder

London road is severely affected by street drinking and alcohol related antisocial behaviour. People shout and scream under the influence of alcohol, disturbing my sleep. It is not as safe as it was when I first moved here 7 yrs ago.

Public Safety

The Prevention of Public Nuisance

People urinate outside my building entrance, next door and near New England House, creating a nuisance when I walk with my [REDACTED]. You can find broken beer glass bottles on the street especially Sat, Sun morning. I also feel concerned for our safety, as there are people rough sleeping on the street.

The Protection of Children from harm

Shouting and screaming under influence scared my [REDACTED] while we walking to [REDACTED] around 8pm. This happened several times. This place has become NOT so family friendly. If this doesn't change I will have to move somewhere where my [REDACTED] feel welcoming!

Signed: [REDACTED]

Date: 02/04/25

Name: [REDACTED]

Please note:

1. Electronically transmitted representations must be confirmed in writing and signed within 5 working days.
2. Representations are in the public domain. Copies are sent to the applicants to allow discussions and with the notice of hearing. They are also included in Licensing Panel papers. Hearings are public.

RECEIVED 09/09/2025

Formal Representation Objecting to Off-Licence Application

To: The Licensing Officer [Regulatory Service Manager,
Licensing Team Regulatory Services - Environmental
Health & Licensing]

Brighton & Hove City Council

Bartholomew House Bartholomew Square Brighton

BN1 1JP

Date: 24-3-2025

Subject: Formal Representation Objecting to Off-Licence Application

License - 1445/3/2025/01793
LAPREN - DRACULAS HOUSE LTD,
58, LONDON ROAD,
BN14JE.

Dear Sir/Madam,

I am writing to submit a formal objection to the off-licence application for premises located at ~~58~~ 58 London Road (BN1 4JE) and Elder Place (BN1 4GG). My representation is made under the Licensing Act 2003 and is in direct response to the location of this application within a Cumulative Impact Zone (CIZ) as designated by Brighton & Hove City Council.

As a local resident, I am deeply concerned about the negative effects this application would have on the immediate area, which already suffers from a high concentration of licensed premises and the associated challenges. Granting another licence in this locality would, in my view, undermine the promotion of the four licensing objectives:

. Protection of Children from Harm These streets are home to families and are frequently used by schoolchildren and young people. Additional off-licence availability in this area risks normalising alcohol consumption in public spaces and increasing the exposure of young people to harmful behaviour.

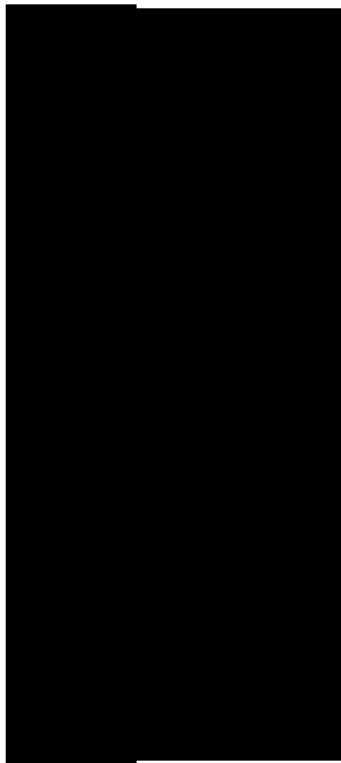
Given that this application falls within a designated stress area, the presumption should be to refuse unless the applicant can clearly demonstrate that the new licence would not

add to the cumulative impact already experienced in this neighbourhood. To my knowledge, no such exceptional circumstances have been presented.

For the reasons outlined above, I respectfully urge Brighton & Hove City Council to reject this application in the interests of public safety, community well-being, and adherence to the Licensing Policy.

Please confirm receipt of this representation and advise me of any hearings or further actions in relation to this matter.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

ENVIRONMENTAL HEALTH
& LICENSING
RECEIVED 09 10/4/2025

To:

Regulatory Services Manager

Regulatory Services, Environmental Health and Licensing

Bartholomew House

Bartholomew Square

Brighton

BN1 1JP

Date: 20/03/2025

Subject: Formal Representation Objecting to Off-Licence Application -
1445/3/2025/01793/LAPREN - (Draculas House, 58 London Road, BN1 4JE)

Dear Sir/Madam,

I am writing to formally object to the premises licence application submitted by Draculas House Ltd for 58 London Road, Brighton, BN1 4JE, under application reference 1445/3/2025/01793/LAPREN.

This location falls within the designated Cumulative Impact Zone (CIZ), a recognised stress area

under Brighton & Hove City Council's Statement of Licensing Policy due to the high density of

licensed premises and related issues. As a local resident, I have serious concerns that approving

this application will further exacerbate ongoing problems related to:

1. Prevention of Crime and Disorder

The London Road and Elder Place area already faces persistent challenges with street drinking,

aggressive behaviour, and other alcohol-related disturbances. A new off-licence at this address

would likely increase such incidents, placing additional strain on local police and community

services.

2. Prevention of Public Nuisance

There is a well-documented pattern of antisocial behaviour in this area, including late-night noise,

littering, graffiti, and loitering near shopfronts and bus stops. Granting a licence to sell alcohol at this site may worsen these problems and reduce the quality of life for residents and Others.

3. Public Safety

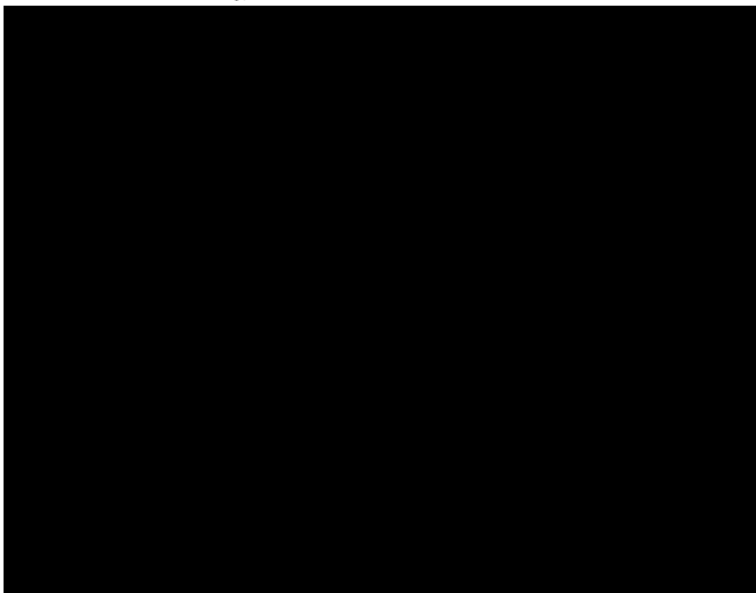
The area around 58 London Road is often used by vulnerable individuals, including those accessing local support services. Increased alcohol availability in this zone raises legitimate concerns about public safety and safeguarding.

4. Protection of Children from Harm

This area is frequented by families, children, and students. It is also close to residential housing and schools. Another licensed premises selling alcohol in the area may expose young people to environments where public intoxication and disorderly conduct are common occurrence, I respectfully request that this application be refused in accordance with Licensing Policy.

Please confirm receipt of this objection and advise me of any hearings or further steps related to this application.

Yours faithfully,



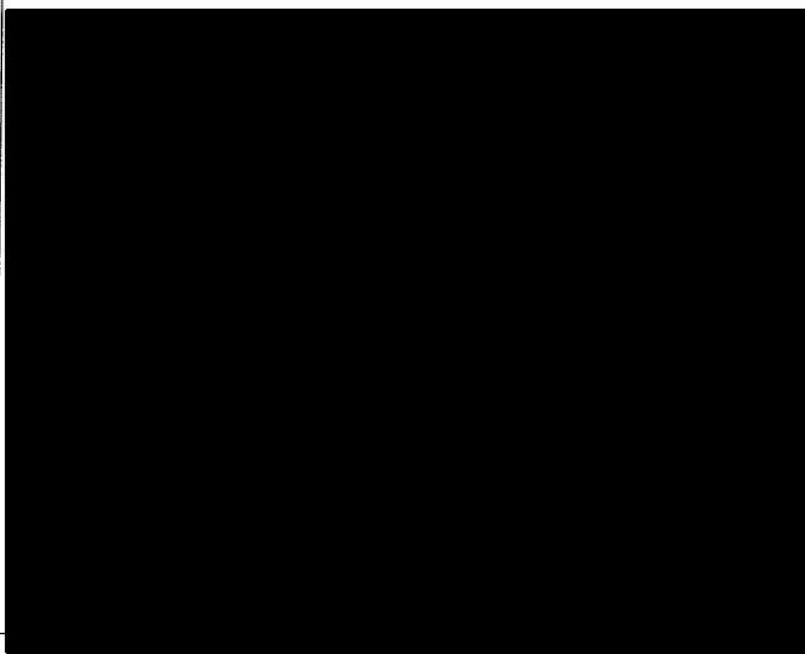
ENVIRONMENTAL HEALTH
& LICENSING
RECEIVED 09/04/2025

Representation to Licensing Application.

Name & address of premises subject to application.

License - 1445/3/2025/01793 LAIREN]
Dracula House Ltd.
58 London Road.
Brighton
BN1 4JE.

Your name & address (residence or business).



Note: Whether or not your representation can be considered depends upon whether your residence or business is likely to be directly affected by disorder and disturbance occurring or potentially occurring on the premises or immediately outside the premises.

Please state the substance of your representation within one (or more) of the following categories (representations outside these categories cannot be considered).

The Prevention of Crime & Disorder

Lots of Anti Social behaviour is already happening in this area so preventing any additional behaviours would be in the best interest of the public.

Public Safety

Without additional ~~extra~~ licences it will help us to keep up with the safety of the public. It is already hard on London rd.

The Prevention of Public Nuisance

Any prevention of additional licensed premises will help to prevent additional public nuisance in the London road area.

The Protection of Children from harm

London Road is full of families and having all the anti social behaviour ~~in~~ in the area isn't helping the environment for a healthy upbringing. I strongly object the ~~off~~ license application for new premises.

Signed

Date: 28/03/25

Name

Please note:

1. Electronically transmitted representations must be confirmed in writing and signed within 5 working days.
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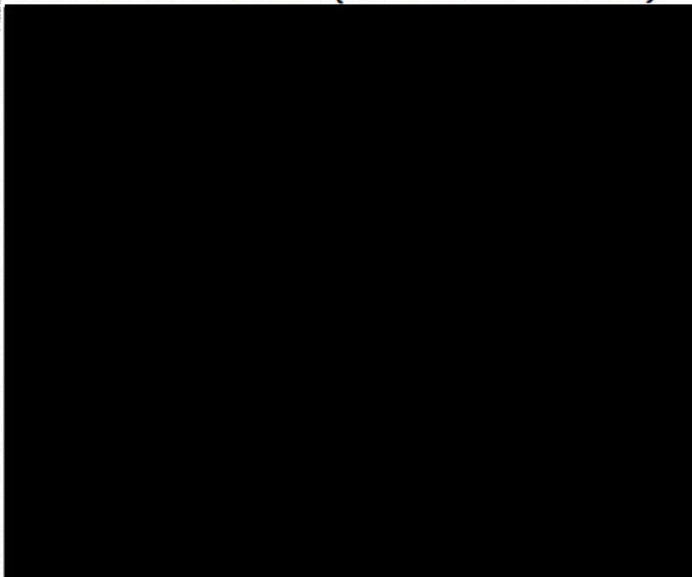
ENVIRONMENTAL HEALTH
& LICENSING
RECEIVED 09 10 2025

Representation to Licensing Application.

Name & address of premises subject to application.

License - 1445 / 3 / 2025 / 01793 / LAAREN
Draculas House Ltd.
58 London Road
Brighton
BN1 4JE

Your name & address (residence or business).



Note: Whether or not your representation can be considered depends upon whether your residence or business is likely to be directly affected by disorder and disturbance occurring or potentially occurring on the premises or immediately outside the premises.

Please state the substance of your representation within one (or more) of the following categories (representations outside these categories cannot be considered).

The Prevention of Crime & Disorder


Public Safety

The Prevention of Public Nuisance

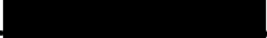
more people stay till late night because of the alcohol more noisy cause on the street.

That's reason we object to the off-licence application as it will add more strain on police which they already have in London Road.

The Protection of Children from harm

Signed: 

Date: 29/03/25

Name: 

Please note:

1. Electronically transmitted representations must be confirmed in writing and signed within 5 working days.
2. Representations are in the public domain. Copies are sent to the applicants to allow discussions and with the notice of hearing. They are also included in Licensing Panel papers. Hearings are public.

RECEIVED 09/04/2025

Representation to Licensing Application.

3. PONDRAH.

1445/3/2025/01793/LAPREN -
DRACULAS HOUSE, 58 London Road
Brighton
BN1 4JE

Your name & address (residence or business).

Note: Whether or not your representation can be considered depends upon whether your residence or business is likely to be directly affected by disorder and disturbance occurring or potentially occurring on the premises or immediately outside the premises.

Please state the substance of your representation within one (or more) of the following categories (representations outside these categories cannot be considered).

The Prevention of Crime & Disorder —
Public Safety —
The Prevention of Public Nuisance I daily face severe challenges with street drinking, aggressive behaviour, public violence, nuisance, threats, vandalism and littering. A new licence at 58 London Road would likely increase such incidents, placing additional strain on local police and community services. I strongly object this application.
The Protection of Children from harm

Signed:

[Redacted Signature]

Date: 26/3/2025

Name:

[Redacted Name]

Please note:

1. Electronically transmitted representations must be confirmed in writing and signed within 5 working days.
2. Representations are in the public domain. Copies are sent to the applicants to allow discussions and with the notice of hearing. They are also included in Licensing Panel papers. Hearings are public.

REP J

CH CON ENDS 18.04.2025 VALID PCD, PPN & PCH

From: [REDACTED]

Sent: 07 April 2025 12:18

To: Cllr Sue Shanks [REDACTED]

Subject: Objections

Sub: Objections against Licensing Objectives:

Here are the details of objections against the licensing objectives:

1.0 Prevention of Crime and Disorder:

Romanian origin alcohol is also another alcohol.

Grant of licence to Dracula house shop will increase the consumption of alcohol.

More consumption of alcohol will increase the risk of crime and disorder i.e. more crimes and violence, and adding antisocial behaviour in the stress zone.

2.0 Prevention of Public Nuisance:

Romanian alcohol is having higher strength as compared to others. Strong alcohol is even bad for the drinkers health. These drinkers react more violently with aggressive behaviour, vandalism, loitering shouting, verbal abuse and will result more public nuisance.

3.0 Protect children from harm

The sales are not authorised by personal licence holder or DPS so it will cause more underage children / school children drinking alcohol thus undermining the objective of Protect children from harm.

Other Reasons for objection:

a) Shop location is just outside the bus stop - more opportunities to get alcohol and consume.

b) [REDACTED] did not get the off licence in this stress zone so we don't want another licence in this stress area.

Thanks

From: [REDACTED]

Sent: 11 April 2025 11:45

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: Re: IMPORTANT - Dracula's House, 58 London Road, Brighton, BN1 4JE - 2025/01793/LAPREN

Dear sir,

Good afternoon

Thanks for the email, I am providing my details as requested:

[REDACTED]

Kind regards

[REDACTED]

REP K

CH CON ENDS 18.04.2025 VALID PCD, PPN, PS & PCH

From: [REDACTED]
Sent: 12 April 2025 17:40
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Cc: Cllr Sue Shanks [REDACTED]
[REDACTED] Cllr Ellen Mcleay [REDACTED]
Subject: Draculas House - Licence - 1445/3/2025/01793/LAPREN

Dear EHL licensing,

Licence - 1445/3/2025/01793/LAPREN

58 London Road
Brighton
BN1 4JE

Representation: OBJECT i.e. apply the criteria of SSA

From [REDACTED]
mailing address [REDACTED]

Grounds:

- prevention of crime and disorder
- prevention of public nuisance
- public safety
- protection of children from harm

As described in the statement of licensing policy - revised January 2021, the premises referred to are in the special stress area (SSA). The matrix for this area presumes "No" for an off-licence.

While members of the LAT fully appreciate the value of the off-licence trade as run by reputable established responsible premises, we are also aware of the huge problems (crime and disorder, public nuisance e.g. street drinking, public safety, underage drinking) that have been very prevalent in this area. This, historically, also affects the area of the Level, and Providence Place gardens etc. To this end we have historically advocated impartial application of the SSA criteria by the licensing panel.

We are not aware of any special factors that would indicate a departure from the SSA matrix in this case - at least none are clearly defined in the application. In fact the application is a little misleading in that the premises concerned would not be a "small convenience shop" unless we are missing some information. Obviously the licensing panel would be judging the merits of the application in this case.

Please advise whether this constitutes a valid representation.

yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

REP L

CH CON ENDS 18.04.2025 VALID PCD & PPN

From: [REDACTED]
Sent: 12 April 2025 22:25
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: Draculas House - OBJECTION TO OFFLICENCE APPLICATION- 1445/3/2025/01793

To
The Regulatory Services Manager ,
Regulatory Services
Environmental Health and Licensing,
Barthlomews house
Barthlomews square
Brighton
BN 1 1JP

Subject : FORMAL REPRESENTATION OBJECTION TO -OFF -LICENCE APPLICATION -
1445/3/2025/01793 LAPREN
DRACULAS HOUSE LTD
58 LONDON ROAD
BRIGHTON
BN1 4JE

Dear Sir,

I am [REDACTED]
[REDACTED] which is behind London Road.I strongly object this application on the
following grounds of licensing objectives :
The prevention of crime and Disorder :

I travel regularly by bus to attend meetings & shopping on London Road after getting
down on London Rd.

I walk along the shops and by public stair case to Fleet street.I witness lot of antisocial
behaviour around [REDACTED] on daily basis (check the police
records), drinkers under the high influence of alcohol always swearing , shouting and
loitering on London Road smashing the windows -vandalising the public bus stops and
stealing .

The prevention of public nuisance :

I see several youngsters sitting outside the bus stop and shops on London Road & on
the staircase drinking & begging

On London Road there are three supermarkets & several retail stores already selling alcohols , which has a huge impact on the street drinkers on London Road.

I personally think granting off another off licence to above Permise right outside bus stop will have great effect to waiting passengers & increase more public crime and nuisance on the London Road community which is already on severe stress zone .

I strongly object and request the licensing team and the Council not to grant a new offlicence by considering the current conditions of public nuisance & crime on London Rood.

Thanking you



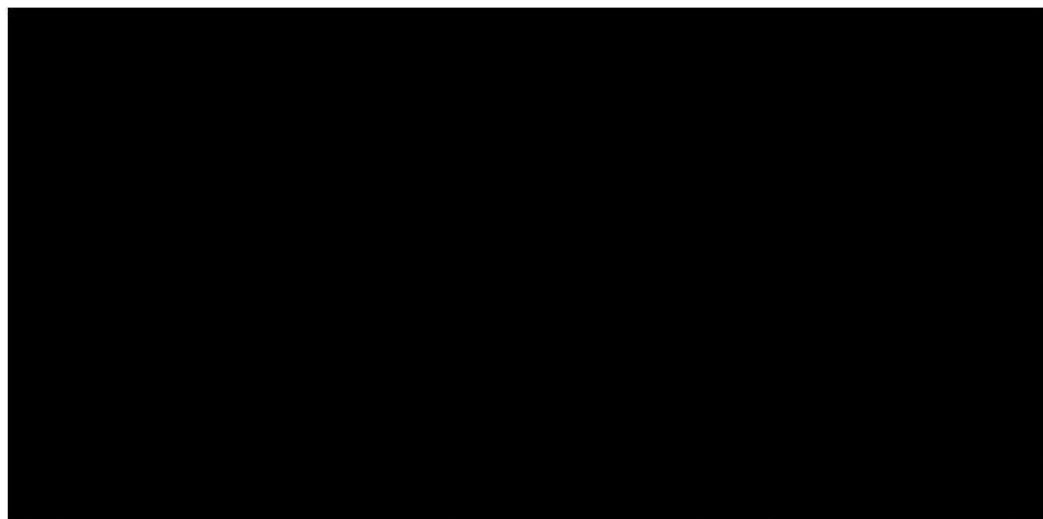
12 April 2025

Representation to Licensing Application.

Name & address of premises subject to application.

LICENCE - 144513/2025 / 01793 LAPREN
 DRACULAS HOUSE . LTD.
 58 LONDON ROAD
 BRIGHTON.
 BN1 4JE.

Your name & address (residence or business).



Note: Whether or not your representation can be considered depends upon whether your residence or business is likely to be directly affected by disorder and disturbance occurring or potentially occurring on the premises or immediately outside the premises.

Please state the substance of your representation within one (or more) of the following categories (representations outside these categories cannot be considered).

The Prevention of Crime & Disorder

London Road already attracts a lot of anti social behaviour we dont need another off licence -

Public Safety

The Prevention of Public Nuisance

We live on London Road and dont need the kind of behaviour that this will attract

The Protection of Children from harm

Signed:

Date: 8/4/25

Name:

Please note:

1. Electronically transmitted representations must be confirmed in writing and signed within 5 working days.
2. Representations are in the public domain. Copies are sent to the applicants to allow discussions and with the notice of hearing. They are also included in Licensing Panel papers. Hearings are public.

Sussex Police Agreed Conditions – Dracula’s House, London Road

General

1. Authorised staff employed by Sussex Police in the role of licensing officer shall have the right of access to the licensed premises during hours of operation for the purpose of inspection of the premises and premises records in order to ensure the promotion of the licensing objectives.
2. 80% of the alcohol sold shall be of Romanian origin.
3. All alcohol will be displayed behind the serving / till counter as displayed in red on the premises plan.
4. No beer, lager, cider or perry with an ABV 6% or above shall be sold at the premises save that this shall not apply to premium beer, lager, cider or perry with an ABV 6% or above such as craft or speciality brands or brands produced by a micro-brewery, or brands produced to commemorate a national or local event.
5. Spirits sold in 35cl containers and under are not permitted.
6. There will be no external advertising outside of the premises of alcohol.
7. All alcohol sold will be in closed containers.
8. There will be no delivery service of alcoholic products.

Prevention of crime & disorder

9. Subject to GDPR guidance and legislation:
 - (a) Digital CCTV and appropriate recording equipment to be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System (PSDB Publication Number 09/05), operated and maintained throughout the premises internally and externally to cover all public areas, including the entrances/exits to the premises as well as any outside space. The system shall be on and recording at all times the premises licence is in operation.
 - (b) The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels inside the premises at all times.
 - (c) CCTV footage will be stored for a minimum of 31 days
 - (d) The management will give full and immediate cooperation and technical assistance to the Police in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime.
 - (e) The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy.

(f) The management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk (or other electronic portable device acceptable to Police e.g. USB) or provide footage via an online link as initiated by Police, without difficulty or delay and without charge.

(g) Any breakdown or system failure will be notified to the police immediately & remedied as soon as practicable. This can be via email - brighton.licensing@sussex.police.uk

(h) In the event of the CCTV system hard drive being seized as evidence as part of a criminal investigation by Police or for any other reason, the premises will be expected to install a replacement hard drive or a temporary replacement drive as soon as practicable.

10. SIA licensed door supervisors shall be employed on any occasion when a requirement is identified by the licence holder's written risk assessment or requested by Sussex Police in writing at least 48 hours in advance. The written risk assessment will be reviewed at least once every calendar year. The written risk assessment will take into account information or guidance offered by the police, and also taking into account busy periods such as Bank Holidays, Season Variations and other City Events e.g. Football, Pride, Music Events. The written risk assessment will be available on the premises for inspection by police and authorised officers of the Licensing Authority.

11. (a) An incident and refusals log (book or electronic) will be maintained by the premises showing a detailed note of incidents and refusals that occur in the premises. The logs will be inspected and signed off by the Designated Premises Supervisor (or a person with delegated authority) at least once a month.

(b) The logs should be kept on the premises for at least twenty-four (24) months and be available for inspection at all times the premises are open by authorised officers of the Licensing Authority or the police. An incident will be defined as being one which involves an allegation of a criminal offence. Refusals of alcohol for reasons such as underage, no ID and intoxication.

12. The premises will become a member of the Brighton Crime Reduction Partnership (BCRP) or similar scheme approved by the Licensing Authority. The scheme must operate, subject to local coverage, radios and additionally an exclusion/banning scheme of named individuals within both the day and nighttime economy.

Additionally, as offered up within the original application and or agreed with another responsible authority.

Public safety

As offered up within the original application and or agreed with another responsible authority.

Prevention of public nuisance

As offered up within the original application and or agreed with another responsible authority.

Protection of children from harm

13. The premises will operate a "Challenge 25" policy whereby any person attempting to buy alcohol who appears to be under 25 will be asked for photographic ID to prove their age. The recommended forms of ID that will be accepted are passports, official Photographic Identity Cards issued by EU states bearing a hologram or ultraviolet feature, driving licences with a photograph, photographic military ID, biometric residence permit cards or proof of age cards bearing the 'PASS' mark hologram. The list of recommended forms of ID may be amended or revised with the prior written agreement of Sussex Police, the Licensing Authority and Trading Standards without the need to amend the licence or conditions attaching to it.
14. Signage advertising the "Challenge 25" policy will be displayed in prominent locations in the premises.
15. (a) The Premises Licence Holder / Management shall ensure that all staff members engaged or to be engaged in selling and serving alcohol shall receive induction training. If this training is to be conducted in electronic form, it will at a minimum also include a face-to-face discussion session. This training will take place prior to the selling, serving or delivering of such products and will include:
- *The lawful selling of age restricted products:
- Including but not limited to, the requirement for the staff member conducting the transaction to ensure they do Challenge 25 checks regardless of any other staff member / door staff checks that may already have taken place.
- * Refusing the sale of alcohol to a person who is drunk
- (b) Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed 8 weeks, with the date and time of the verbal reinforcement/refresher training documented.
- (c) All such training undertaken by staff members shall be fully documented and recorded. All training records shall be made available to Sussex Police, officers of the local authority and officers from the Trading Standards team upon request.

Additionally, as offered up within the original application and or agreed with another responsible authority.

Appendix D

