

## Licensing Sub-Committee

Thursday 25 June 2020  
10.00 am

Online/Virtual: please contact [andrew.weir@southwark.gov.uk](mailto:andrew.weir@southwark.gov.uk) for a link to the meeting and the instructions for joining the online meeting

### Membership

Councillor Renata Hamvas (Chair)  
Councillor Barrie Hargrove  
Councillor Adele Morris

### Reserves

Councillor Maria Linforth-Hall

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Contact

Andrew Weir by email: [andrew.weir@southwark.gov.uk](mailto:andrew.weir@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 17 June 2020



## Licensing Sub-Committee

Thursday 25 June 2020  
10.00 am

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### Order of Business

Item No.	Title	Page No.
	<b>PART A - OPEN BUSINESS</b>	
1.	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
2.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
3.	<b>NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT</b>	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	<b>DISCLOSURE OF INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	<b>LICENSING ACT 2003: PEACHY GOAT, 16 HALF MOON LANE, LONDON SE24 9HU</b>	1 - 82

**ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.**

**PART B - CLOSED BUSINESS**

**EXCLUSION OF PRESS AND PUBLIC**

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

**ANY OTHER CLOSED BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.**

Date: 17 June 2020

<b>Item No.</b> 5.	<b>Classification:</b> Open	<b>Date:</b> 25 June 2020	<b>Meeting Name:</b> Licensing Sub-Committee
<b>Report title:</b>		Licensing Act 2003: Peachy Goat, 16 Half Moon Lane, London SE24 9HU	
<b>Ward(s) or groups affected:</b>		Dulwich Village	
<b>From:</b>		Strategic Director of Environment and Leisure	

## RECOMMENDATION

1. That the licensing sub-committee considers an application made by Oliver Sechi to vary the premises licence granted under the Licensing Act 2003 in respect of the premises known as: Peachy Goat, 16 Half Moon Lane, London SE24 9HU.
2. Notes:
  - The application seeks to vary the premises licence held under current legislation in respect of the premises known as: Peachy Goat, 16 Half Moon Lane, London SE24 9HU, under section 34 of the Licensing Act 2003. Existing permitted licensable activities are not under consideration at this meeting. The variation application is subject to outstanding representations submitted by Responsible Authorities and local residents and is therefore referred to the sub-committee for determination.
  - Paragraph 8 of this report provides a summary of the existing premises licence. A copy of the existing premises licence is attached at Appendix A.
  - Paragraphs 10 to 12 of this report provide a summary of the application under consideration by the Sub Committee. A copy of the full application is attached as Appendix B. A map showing the location of the premises is attached as Appendix E.
  - Paragraphs 15 to 22 of this report deal with the representations submitted in respect of the application. Copies of the representations for Responsible Authorities and local residents are attached in Appendices C and D.

## BACKGROUND INFORMATION

### The Licensing Act 2003

3. The Licensing Act 2003 provides a new licensing regime for:
  - The sale of and supply of alcohol
  - The provision of regulated entertainment
  - The provision of late night refreshment.
4. Within Southwark, this council wholly administers the licensing responsibility.
5. The Act requires the licensing authority to carry out its functions under the Act with a view to promoting the four stated licensing objectives. These are:

- The prevention of crime and disorder
  - The promotion of public safety
  - The prevention of nuisance
  - The protection of children from harm.
6. In carrying out its licensing functions, a licensing authority must also have regard to:
- The Act itself
  - The guidance to the act issued under Section 182 of the Act
  - Secondary regulations issued under the Act
  - The Licensing authority's own statement of licensing policy
  - The application, including the operating schedule submitted as part of the application
  - Relevant representations.
7. The premises licence application process involves the provision of all relevant information required under the Act to the licensing authority with copies provided by the applicant to the relevant responsible bodies under the Act. The application must also be advertised at the premises and in the local press. The responsible authorities and other interested parties within the local community may make representations on any part of the application where relevant to the four licensing objectives.

## **KEY ISSUES FOR CONSIDERATION**

### **The current premises licence**

8. The current premises licence issued in respect of the premises known as the Peachy Goat, 16 Half Moon Lane, London SE24 9HU was issued on 10 December 2019 and allows the following licensable activities:
- The sale of alcohol to be consumed on the premises:
    - Monday to Sunday: from 10:00 to 22:45
  - The provision of regulated entertainment in the form of recorded music (indoors):
    - Friday and Saturday: from 10:00 to 23:00
  - Opening hours:
    - Monday to Sunday from 07:00 to 23:00.
9. A copy of the existing premises licence is attached as Appendix A.

### **The variation application**

10. On 30 August 2019 Oliver Sechi applied under section 34 of the Licensing Act 2003 to this council to vary the premises licence issued in respect of the premises known as Peachy Goat, 16 Half Moon Lane, London SE24 9HU.
11. The application for variation is described as follows:
- 'Opening hours to be increased to include later trading. Our current licence doesn't enable us to compete with other businesses in the area (who have a

later licence) fairly with regards to alcohol sales. Current premises is a bar/restaurant with a garden'

12. The variation application seeks the extension of licensable activities as follows:

- The sale of alcohol to be consumed on the premises:
  - Sunday to Thursday from 10:00 to 00:00
  - Friday and Saturday from 10:00 to 01:00
- The provision of regulated entertainment in the form of recorded music (indoors and outdoors):
  - Sunday to Thursday from 10:00 to 00:00
  - Friday and Saturday from 10:00 to 23:00
- Opening hours:
  - Sunday to Thursday from 10:00 to 00:30.
  - Friday and Saturday from 10:00 to 01:30.

13. A copy of the application is attached to this report as Appendix B.

#### **Designated premises supervisor**

14. The designated premises supervisor (DPS) under the existing premises licence is Oliver Sechi (the licence holder), holding a personal licence with the London Borough of Wandsworth.

#### **Representations from responsible authorities**

15. Representations have been submitted by the Metropolitan Police Service (licensing division), this council's planning service, this council's environmental protection team, and this council's licensing responsible authority.
16. The representation from the Metropolitan Police Service refers to concerns regarding the new hours, the use of the premises as a bar and the late night usage of the outside area.
17. Southwark planning have made a representation in relation to the change of hours being inconsistent with the hours granted under planning permissions.
18. The Southwark environmental protection team (EPT) have made a representation and raise concerns in relation to the extended hours and the granted planning permissions.
19. The licensing authority have made representations under the licensing objectives of the prevention of crime and disorder and the prevention of public nuisance. They advise that the application is inconsistent with the hours in relation to the Southwark statement of licensing policy. They state that it appears that the premises will be changing into a bar. A response has been forthcoming from the applicant, which is included in Appendix C.

20. Copies of all the representations made by responsible authorities are available in Appendix C.

### **Representations from other persons**

21. Representations have been received from 26 local addresses. These are available in Appendix D.
22. There are concerns in relation to the extension of hours in what is deemed as a residential area and the potential for an increase of antisocial behavior.

### **Conciliation**

23. Copies of representations were provided to the applicant. At the point of publication of this report, the applicant had responded to the licensing authority and raised concerns in relation to the hours stated in the representation from environmental protection.

### **Operating history**

24. The premises previously operated under the name of Mimosa from October 2005.
25. The current licence was issued on 10 December 2019.
26. No temporary events notices (TENs) have been issued to the premises and there is no history of complaints. No inspections have been conducted since the premises licence was granted.

### **Map**

27. A map of the area is attached to this report as Appendix E. There are many licensed premises in the immediate vicinity:

#### **Half Moon Food and Wine, 14 Half Moon Lane, London SE24 9HU, licensed for:**

- The sale by retail of alcohol (both on and off sales):
  - Monday to Saturday from 08:00 to 23:00
  - Sunday from 10:00 to 22:30.

#### **Half Moon Public House, 10 Half Moon Lane, London SE24 9HU, licensed for:**

- The sale by retail of alcohol (both on and off sales):
  - Sunday to Thursday from 10:00 to 23:00
  - Friday and Saturday from 10:00 to 00:00
- The provision of regulated entertainment in the form of live and recorded music (indoors and outdoors):
  - Friday and Saturday from 23:00 to 00:00

- The provision of late night refreshment (both indoors and outdoors):
  - Sunday to Thursday from 23:00 to 23:30
  - Friday and Saturday from 23:00 to 00:30

**Wild and Lees, 2 Half Moon Lane, London SE24 9HU**, licensed for:

- The sale by retail of alcohol (both on and off sales):
  - Monday to Saturday from 12:00 to 21:00
  - Sunday from 11:00 to 20:00

**Hix & Buck, 18 Half Moon Lane, London SE24 9HU**, licensed for:

- The sale by retail of alcohol (both on and off sales):
  - Monday to Sunday from 10:00 to 22:30
  - Sunday from 12:00 to 23:30

**Lombok Thai, 17 Half Moon Lane, London SE24 9JU**, licensed for:

- The sale by retail of alcohol (both on and off sales):
  - Monday to Saturday from 11:00 to 00:00
  - Sunday from 12:00 to 23:30
- The provision of late night refreshment (indoors):
  - Monday to Saturday from 23:00 to 00:30
  - Sunday from 23:00 to 00:00
- The provision of regulated entertainment in the form of recorded music (indoors):
  - Monday to Saturday from 11:00 to 00:30
  - Sunday from 12:00 to 00:00.

### **Southwark council statement of licensing policy**

28. Council assembly approved Southwark's statement of licensing policy 2019 - 2021 on 27 March 2019. The policy came into effect on 28 March 2019. Sections of the statement that are considered to be of particular relevance to the sub-committee's consideration are:

- Section 3 - Purpose and scope of the policy. This reinforces the four licensing objectives and the fundamental principles upon which this authority relies in determining licence applications
- Section 5 – Determining applications for premises licences and club premises certificates. This explains how the policy works and considers issues such as location; high standards of management; and the principles behind condition setting.
- Section 6 – Local cumulative impact policies. This sets out this authority's approach to cumulative impact and defines the boundaries of the current

special policy areas and the classifications of premises to which they apply. To be read in conjunction with Appendix B to the policy.

- Section 7 – Hours of operation. This provides a guide to the hours of licensed operation that this Authority might consider appropriate by type of premises and (planning) area classification.
  - Section 8 – The prevention of crime and disorder. This provides general guidance on the promotion of the first licensing objective.
  - Section 9 – Public safety. This provides general guidance on the promotion of the second licensing objective.
  - Section 10 – The prevention of nuisance. This provides general guidance on the promotion of the third licensing objective.
  - Section 11 – The protection of children from harm. This provides general guidance on the promotion of the fourth licensing objective.
29. The purpose of Southwark’s statement of licensing policy is to make clear to applicants what considerations will be taken into account when determining applications and should act as a guide to the sub-committee when considering the applications. However, the sub-committee must always consider each application on its own merits and allow exceptions to the normal policy where these are justified by the circumstances of the application.
30. Under Southwark’s statement of licensing policy, the premises are identified as being outside of the council’s cumulative impact policy areas, but are within the Herne Hill district town centre. Relevant times recommended in the statement of licensing policy for licensed premises in this area are as follows:
- Closing time for restaurants and cafes:
    - Sunday to Thursday: 00:00
    - Friday and Saturday: 01:00
  - Closing time for public houses, wine bars or other drinking establishments:
    - Sunday to Thursday: 23:00
    - Friday and Saturday: 00:00.

### **Resource implications**

31. A fee of £190.00 being the statutory fee payable for premises within non-domestic rateable value band B has been paid by the applicant company in respect of this application.

### **Consultation**

32. Consultation has been carried out in respect of this application in accordance with the provisions of the Licensing Act 2003. A public notice was published in a local newspaper and a similar notice exhibited at the premises for a period of 28 consecutive days.

### **Community impact statement**

33. Each application is required by law to be considered upon its own individual merits with all relevant matters taken into account.

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Director of Law and Democracy**

34. The sub-committee is asked to determine the application to vary the premises licence under Section 34 of the Licensing Act 2003.
35. The principles which sub-committee members must apply are set out below.

#### **Principles for making the determination**

36. Section 35 of the Licensing Act 2003 sets out the licensing authority's powers and duties in considering the determination of an application for variation.
37. The general principle is that applications for variation must be granted unless relevant representations are received. This is subject to the proviso that the applicant has complied with regulations in advertising and submitting the application.
38. Relevant representations are those which
- Are about the likely effect of the granting of the application on the promotion of the licensing objectives
  - Are made by an other party or responsible authority
  - Have not been withdrawn
  - Are not, in the opinion of the relevant licensing authority, frivolous or vexatious.
39. If relevant representations are received then the Sub-Committee must have regard to them, in determining whether it is necessary for the promotion of the licensing objectives to:
- Add to, omit, and/or alter the conditions of the licence or,
  - Reject the whole or part of the application for variation.

#### **Conditions**

40. Conditions must be necessary and proportionate for the promotion of one of the four licensing objectives, and not for any other reason. Conditions must also be within the control of the licensee, and should be worded in a way which is clear, certain, consistent and enforceable.
41. The four licensing objectives are:
- The prevention of crime and disorder
  - Public safety
  - The prevention of nuisance
  - The protection of children from harm.
42. Members should note that each objective is of equal importance. There are no other licensing objectives, and the four objectives are paramount considerations at all times.

43. Conditions will not be necessary if they duplicate a statutory position. Conditions relating to late night refreshment and take away aspect of the licence must relate to the night time operation of the premises and must not be used to impose conditions which could not be imposed on day time operators.
44. The Licensing Act requires mandatory conditions in respect of supply of alcohol, the exhibition of films and in respect of door supervisors. The Licensing Act 2003 (Mandatory Licensing Conditions) Order 2003 introduced three new conditions in respect of irresponsible promotions, the oral dispensing of alcohol and free tap water. In October 2010 an additional two conditions came into force – age verification policy and smaller measures for alcoholic drinks.
45. Members are also referred to the Home Office revised guidance issued under section 182 of the Licensing Act 2003 on conditions, specifically section 10.

### **Reasons**

46. If the sub-committee determines that it is necessary to modify the conditions, or to refuse the application for to vary the premises licence, it must give reasons for its decision.

### **Hearing procedures**

47. Subject to the licensing hearing regulations, the licensing committee may determine its own procedures. Key elements of the regulations are that:
  - The hearing shall take the form of a discussion led by the authority. Cross examination shall not be permitted unless the authority considered that it is required for it to consider the representations.
  - Members of the authority are free to ask any question of any party or other person appearing at the hearing
  - The committee must allow the parties an equal maximum period of time in which to exercise their rights to:
    - Address the authority
    - If given permission by the committee, question any other party.
    - In response to a point which the authority has given notice it will require clarification, give further information in support of their application.
  - The committee shall disregard any information given by a party which is not relevant to the particular application before the committee and the licensing objectives
  - The hearing shall be in public, although the committee may exclude the public from all or part of a hearing where it considers that the public interest in doing so outweighs the public interest in the hearing, or that part of the hearing, taking place in private.
  - In considering any representations or notice made by a party the authority may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing

- This matter relates to the determination of an application to vary a premises licence under section 34 of the Licensing Act 2003. Regulation 26(1) (a) requires the sub-committee to make its determination at the conclusion of the hearing.

### **The council's multiple roles and the role of the licensing sub-committee**

48. Sub-committee members will note that, in relation to this application, the council has multiple roles. Council officers from various departments have been asked to consider the application from the perspective of the council as authority responsible respectively for environmental health, trading standards, health and safety and as the planning authority.
49. Members should note that the licensing sub-committee is meeting on this occasion solely to perform the role of licensing authority. The sub-committee sits in quasi-judicial capacity, and must act impartially. It must offer a fair and unbiased hearing of the application. In this case, members should disregard the council's broader policy objectives and role as statutory authority in other contexts. Members must direct themselves to making a determination solely based upon the licensing law, guidance and the council's statement of licensing policy.
50. As a quasi-judicial body the licensing sub-committee is required to consider the application on its merits. The sub-committee must take into account only relevant factors, and ignore irrelevant factors. The decision must be based on evidence, that is to say material, which tends logically to show the existence or non-existence of relevant facts, or the likelihood or unlikelihood of the occurrence of some future event, the occurrence of which would be relevant. The licensing sub-committee must give fair consideration to the contentions of all persons entitled to make representations to them.
51. The licensing sub-committee is entitled to consider events outside of the premises if they are relevant, i.e. are properly attributable to the premises being open. The proprietors do not have to be personally responsible for the incidents for the same to be relevant. However, if such events are not properly attributable to the premises being open, then the evidence is not relevant and should be excluded. Guidance is that the licensing authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public, living, working or engaged in normal activity in the area concerned.
52. Members will be aware of the council's code of conduct which requires them to declare personal and prejudicial interests. The code applies to members when considering licensing applications. In addition, as a quasi-judicial body, members are required to avoid both actual bias, and the appearance of bias.
53. Under the Human Rights Act 1998 the sub-committee needs to consider the balance between the rights of the applicant and those making representations to the application when making their decision. The sub-committee has a duty under section 17 Crime and Disorder Act 1998 when making its decision to do all it can to prevent crime and disorder in the borough.
54. Other persons, responsible authorities and the applicant have the right to appeal the decision of the sub-committee to the Magistrates' Court within a period of 21 days beginning with the day on which the applicant was notified by the licensing authority of the decision to be appealed against.

## Guidance

55. Members are required to have regard to the Home Office revised guidance in carrying out the functions of licensing authority. However, guidance does not cover every possible situation, so long as the guidance has been properly and carefully understood, members may depart from it if they have reason to do so. Full reasons must be given if this is the case.

## Strategic Director of Finance and Governance

56. The head of regulatory services has confirmed that the costs of this process over and above the application fee are borne by the service.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Licensing Act 2003 Home Office Guidance to the Act Secondary Regulations Southwark statement of licensing policy Case file	Southwark Licensing, C/O Community Safety & Enforcement, 160 Tooley Street, London, SE1 2QH	Mrs Kirty Read Tel: 020 7525 5748

## APPENDICES

Name	Title
Appendix A	Copy of the existing premises licence
Appendix B	Copy of the application
Appendix C	Copies of representations from responsible authorities: <ul style="list-style-type: none"> <li>○ Metropolitan Police Service</li> <li>○ Southwark council planning</li> <li>○ Southwark environmental protection team</li> <li>○ Southwark licensing responsible authority (and a response)</li> </ul>
Appendix D	Copies of the representations submitted by local residents
Appendix E	Map of the local area

## AUDIT TRAIL

<b>Lead Officer</b>	Caroline Bruce, Strategic Director of Environment and Leisure	
<b>Report Author</b>	Andrew, Principal Licensing Officer	
<b>Version</b>	Final	
<b>Dated</b>	10 June 2020	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		10 June 2020

# Licensing Act 2003 Premises Licence



Regulatory Services  
Licensing Unit  
Hub 1, 3rd Floor  
PO Box 64529  
London, SE1P 5LX

Premises licence number

870580

## Part 1 - Premises details

<b>Postal address of premises, or if none, ordnance survey map reference or description</b>	
Peachy Goat 16 Half Moon Lane London SE24 9HU	
Ordnance survey map reference (if applicable), 532091174347	
<b>Post town</b> London	<b>Post code</b> SE24 9HU
<b>Telephone number</b>	

<b>Where the licence is time limited the dates</b>
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<b>Licensable activities authorised by the licence</b>
Recorded Music - Indoors Sale by retail of alcohol to be consumed on premises

<b>The opening hours of the premises</b>
For any non standard timings see <b>Annex 2</b>
Monday            07:00 - 23:00
Tuesday           07:00 - 23:00
Wednesday       07:00 - 23:00
Thursday          07:00 - 23:00
Friday             07:00 - 23:00
Saturday          07:00 - 23:00
Sunday            07:00 - 23:00

<b>Where the licence authorises supplies of alcohol whether these are on and/ or off supplies</b>
Sale by retail of alcohol to be consumed on premises

**The times the licence authorises the carrying out of licensable activities**

For any non standard timings see Annex 2 of the full premises licence

**Recorded Music - Indoors**

Monday	10:00 - 23:00
Tuesday	10:00 - 23:00
Wednesday	10:00 - 23:00
Thursday	10:00 - 23:00
Friday	10:00 - 23:00
Saturday	10:00 - 23:00
Sunday	10:00 - 23:00

**Sale by retail of alcohol to be consumed on premises**

Monday	10:00 - 22:45
Tuesday	10:00 - 22:45
Wednesday	10:00 - 22:45
Thursday	10:00 - 22:45
Friday	10:00 - 22:45
Saturday	10:00 - 22:45
Sunday	10:00 - 22:45

**Part 2**

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

Oliver Sechi

[Redacted]  
[Redacted]  
[Redacted]

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

N/A

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

Oliver Sechi

[Redacted]  
[Redacted]  
[Redacted]

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

Licence No. [Redacted]  
Authority L.B Wandsworth

Licence Issue date 10/12/2019

[Redacted]

Head of Regulatory Services  
Hub 1, 3rd Floor  
PO Box 64529  
London, SE1P 5LX  
020 7525 5748  
licensing@southwark.gov.uk

## **Annex 1 - Mandatory conditions**

**100** No supply of alcohol may be made under the Premises Licence -

- (a). At a time when there is no Designated Premises Supervisor in respect of the Premises Licence; or
- (b). At a time when the Designated Premises Supervisor does not hold a Personal Licence or his Personal Licence is suspended.

**101** Every supply of alcohol under the Premises Licence must be made, or authorised by, a person who holds a Personal Licence.

**485** (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises -

- (a) games or other activities which require or encourage, or are designed to require, encourage, individuals to -
  - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
  - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
- (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
- (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner carries a significant risk of undermining a licensing objective;
- (d) selling or supplying alcohol in association with promotional poster or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner; and
- (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

**487** The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

**488** (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either

- (a) a holographic mark; or
- (b) an ultraviolet feature.

**489** The responsible person shall ensure that -

(a) Where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -

- (i) Beer or cider: 1/2 pint;
- (ii) Gin, rum, vodka or whisky: 25 ml or 35 ml; and
- (iii) Still wine in a glass: 125 ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available,

**491** 1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purpose of the condition set out in paragraph (1):

- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- (b) "permitted price" is the price found by applying the formula

$$P = D + (D \times V),$$

where-

- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
  - (i) the holder of the premises licence;
  - (ii) the designated premises supervisor (if any) in respect of such a licence; or
  - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (iv) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (v) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

3. Where the permitted price given by paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax;
- (2) the permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

**Annex 2 - Conditions consistent with the operating Schedule**

**305** Clearly legible signage will be prominently displayed at all patron exits, where it can easily be seen and read, requesting that patrons leave the premises in a quiet and orderly manner that is respectful to neighbours.

**323** Suitably qualified or experienced persons shall be employed at all times, whilst licensable activity is being provided, and shall take all reasonable steps to ensure that patrons do not cause a nuisance in the vicinity of the premises.

**340** Noise from plant, patrons and activities at the premises shall be managed to ensure that public nuisance shall not be caused in the vicinity of the premises or intrude inside the nearest or most exposed noise sensitive premises.

**341** That all staff shall be trained to monitor that noise levels are kept to a minimum so as not to disturb local residents. Records pertaining to such training shall be kept / be accessible at the premises at all times and shall be made immediately available to council and / or police officers on request.

**342** Sufficient waste bins must be provided at or near the exits, to enable the disposal of generated waste.

**310** During any licensed entertainment on the premises all doors and windows shall remain closed (except for access or egress).

**343** Any customers using the external area shall be provided drinks by table service only.

**4AA** That a challenge 25 scheme shall be maintained at the premises requiring that staff selling alcohol request that any customer who looks under 25 years old, and who is attempting to purchase alcohol, provides valid photographic identification proving that the customer is at least 18 years old. Valid photographic identification is composed of a driving licence, passport, UK armed services ID card and any Proof of Age Standards Scheme (PASS) accredited card such as the Proof of Age London (PAL) card.

**4AB** That all staff involved in the sale of alcohol shall be trained in the prevention of sales of alcohol to underage persons, and the challenge 25 scheme in operation at the premises. A record of such training shall be kept / be accessible at the premises at all times and be made immediately available for inspection at the premises to council or police officers on request. The training record shall include the trainee's name (in block capitals), the trainer's name (in block capitals), the signature of the trainee, the signature of the trainer, the date(s) of training and a declaration that the training has been received.

**4AC** That clearly legible signs shall be prominently displayed where they can easily be seen and read by customers stating to the effect that a challenge 25 policy is in operation at the premises, that customers may be asked to provide proof of age and stating what the acceptable forms of proof of age are. Such signage shall be displayed at all entrances, points of sale and in all areas where alcohol is displayed for sale. The signage shall be kept free from obstructions at all times.

**4AI** That a register of refused sales of alcohol shall be maintained in order to demonstrate effective operation of the challenge 25 policy. The register shall be clearly and legibly marked on the front cover as a register of refused sales, with the address of the premises and with the name and address of the licence holder. The register shall be kept / be accessible at the premises at all times. On a monthly basis, the Designated Premises Supervisor (DPS) shall check the register to ensure it is being properly completed. The DPS shall sign and date the register to that effect and where appropriate take corrective action in a timely manner if the register is not being completed correctly. The register shall be made immediately available for inspection at the premises to council or police officers on request.

**325** No unaccompanied children under the age of 16 will be permitted after 19:00 hours.

**345** No gambling machines will be on the premises.

**315** The outside back garden area shall be closed to patrons at 22.00 daily.

**346** The Licensing Authority and Police shall be informed at least 14 days prior to the provision of licensable activities under this licence.

**347** When this licence is used to provide licensable activities and the licence summary is displayed on the premises, the licence summary of any other premises licence will not be displayed at the same time.

**307** The accommodation limit for the premises shall not exceed 85 persons (including staff)

**348** The written dispersal policy shall be kept at the premises with the licence and made available for inspection by authorised council officers or the police. All relevant staff shall be trained in the implementation of the dispersal policy.

**Annex 3 - Conditions attached after a hearing by the licensing authority**

**Annex 4 - Plans - Attached**

Licence No. 870580

Plan No. hall016/19/3

Plan Date Oct 2019

13/03/2020

Business - Application to vary a premises licence under the Licensing Act 2003

Ref No. 1399405

Please enter the name(s) of the premises licence holders who is applying to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

	OLIVER SECHI
Premises licence number	870580

#### Notes for Guidance

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

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
  - Live music: no licence permission is required for:
    - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
    - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
    - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
  - Recorded Music: no licence permission is required for:
    - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
  - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains

licensable.

- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
    - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
    - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
    - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
    - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
  5. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
  6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
  7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
  8. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
  9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
  10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
  11. Please list here steps you will take to promote all four licensing objectives together.
  12. The application form must be signed.
  13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
  14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.

15. This is the address which we shall use to correspond with you about this application.

Non-domestic rateable value of premises in order to see your rateable value [click here](#) (opens in new window)

£	20500
---	-------

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

Address Line 1	16 HALF MOON LANE
Address Line 2	
Town	LONDON
County	
Post code	SE24 9HU
Ordnance survey map reference	
Description of the location	
Telephone number	

Part 2 - Applicant details

Daytime contact telephone number	
Email address	
Postal Address if different from premises address	
Town / City	
Postcode	

Do you want the premises licence to have effect as soon as possible?

Please tick	Yes
-------------	-----

If not from what date do you want the variation to take effect?

(DD/MM/YYYY)	
--------------	--

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1)

	Yes
--	-----

Please describe briefly the nature of the proposed variation ( see guidance note 2 )

	<p>Opening hrs to be increased to include later trading.</p> <p>Our current licence doesn't enable us to compete with other businesses in the area (who have a later licence) fairly with regards to alcohol sales.</p> <p>Current premises is a bar/restaurant with a garden</p>
--	---

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time please use the drop down below to select the number

Please select number from range	Less than 5000
---------------------------------	----------------

Notes

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

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

IN ALL CASES COMPLETE BOXES K, L AND M

Provision of regulated entertainment (Please see guidance note 3) Please tick all that apply

	f) Recorded music (If ticking, fill in box F)

Provision of late night refreshment (if ticking fill in box I)

--	--

Supply of alcohol (if ticking fill in box J)

	j) Supply of alcohol
--	----------------------

In all cases complete boxes K, L and M

Will the playing of recorded music take place indoors or outdoors or both? ( Please read guidance note 4 )

	Both
--	------

Please give further details here ( Please read guidance note 5 )

	speakers both outside and inside
--	----------------------------------

Standard days and timings for Recorded Music ( Please read guidance note 8 )

Day	Start	Finish
Mon	10:00	15:00
	15:00	00:00
Tues	10:00	15:00
	15:00	00:00
Wed	10:00	15:00
	15:00	00:00
Thur	10:00	15:00
	15:00	00:00
Fri	10:00	15:00
	15:00	01:00
Sat	10:00	15:00
	15:00	01:00
Sun	10:00	15:00
	15:00	00:00

State any seasonal variations for playing recorded music ( Please read guidance note 6 )

--	--

Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed. ( Please read guidance note 7 )

--	--

4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
5. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
8. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week you intend the premises to be used for the activity.

Will the supply of alcohol be for consumption ( Please read guidance note 9)

	On the premises
--	-----------------

Standard days and timings for Supply of alcohol ( Please read guidance note 8 )

Day	Start	Finish
Mon	10:00	15:00
	15:00	00:00
Tues	10:00	15:00
	15:00	00:00
Wed	10:00	15:00
	15:00	00:00
Thur	10:00	15:00
	15:00	00:00
Fri	10:00	15:00
	15:00	01:00
Sat	10:00	15:00
	15:00	01:00
Sun	10:00	15:00
	15:00	00:00

State any seasonal variations for the supply of alcohol ( Please read guidance 6 )

--	--

Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed. Please list, ( Please read guidance note 7 )

--	--

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

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

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

9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'.  
 If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'.  
 If you wish people to be able to do both, please tick 'both'.

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children ( Please read guidance note 10 )

	N/A
--	-----

Guidance Notes

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

groups or the presence of gaming machines.

Hours premises are open to the public ( standard timings Please read guidance note 8 )

Day	Start	Finish
Mon	10:00	15:00
	15:00	00:30
Tues	10:00	15:00
	15:00	00:30
Wed	10:00	15:00
	15:00	00:30
Thur	10:00	15:00
	15:00	00:30
Fri	10:00	15:00
	15:00	01:30
Sat	10:00	15:00
	15:00	01:30
Sun	10:00	15:00
	15:00	00:30

State any seasonal variations ( Please read guidance note 6 )

--	--

Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed. Please list, ( Please read guidance note 7 )

--	--

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

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

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

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

	hrs trading alcohol hrs open to public hrs playing music time garden open til
--	--

I have uploaded relevant part of the previous premises licence (Please send a hard copy in the post)


Reason for not uploading the premises licence

	Told it wasn't necessary
--	--------------------------

a) General - all four licensing objectives (b,c,d,e) ( Please read guidance note 11 )

	<p>Same as our old licensing objectives apart from;</p> <p>The garden to close at 11 pm for patrons.</p> <p>Supply of alcohol on premises to cease on Monday to Sunday at 3 am</p> <p>We will not be required to do table service only.</p>
--	---

b) the prevention of crime and disorder

	same apart from above
--	-----------------------

c) public safety

	same apart from above
--	-----------------------

d) the prevention of public nuisance

	same apart from above
--	-----------------------

e) the protection of children from harm

	same apart from above
--	-----------------------

Guidance note 11

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

If the plan of the premises are varying please upload a plan of the premises,

Upload proposed plans	
Upload existing plans	

Checklist

	I understand that I must now advertise my application. I understand that if I do not comply with the above requirements my application  will be rejected.
--	---

I/We Hereby declare the Information we have provided is true and Accurate.

I agree to the above statement

	I agree
PaymentDescription	
AuthCode	
LicenceReference	
PaymentContactEmail	

Please provide name of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 13). If completing on behalf of the applicant, please state in what capacity.

Full name	Oliver Sechi
Date (DD/MM/YYYY)	
Capacity	Director

Where the premises licence is jointly held, enter the 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (guidance note 14). If completing on behalf of the applicant state in what capacity

Full name	
Date (DD/MM/YYYY)	
Capacity	

Contact name (where not previously given) an address for correspondence associated with this application (please read guidance note 15)

Contact name and address for correspondence	
Telephone No.	
If you prefer us to correspond with you by e-mail, your email address (optional)	

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAYBE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

**GUIDANCE NOTES**

15. This is the address which we shall use to correspond with you about this application.

Please tick to indicate agreement

	I am a company or limited liability partnership
--	---

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK. The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate.

I/We Hereby declare the Information we have provided is true and Accurate.

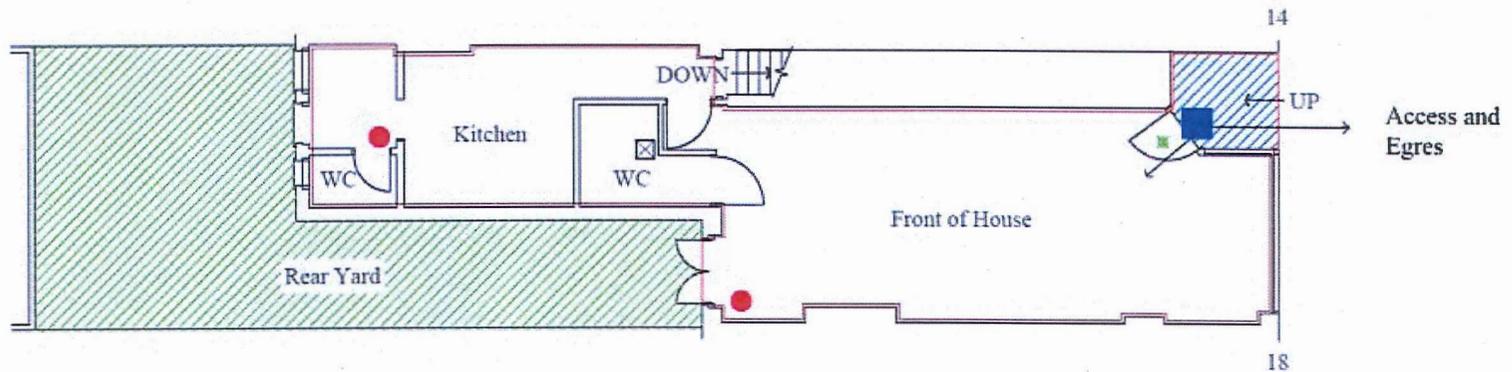
I agree to the above statement

	Yes
--	-----

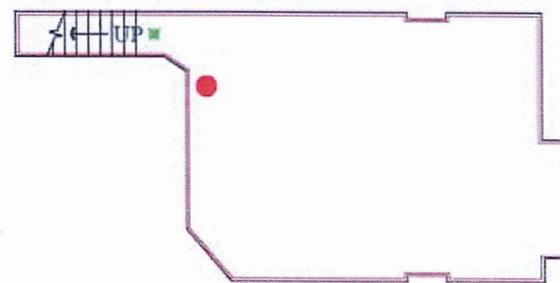
IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

The information you provide will be used fairly and lawfully and Southwark Council will not knowingly do anything which may lead to a breach of the Data Protection Act 1998.



Ground Floor



Basement



-  Emergency alarm
-  Fire Extinguisher
-  Fire Exit
-  Garden Demise
-  Shared Lobby
-  Emergency Lighting

Orientation 	Revisions		Property
	Date	Drawing No.	16 Half Moon Lane Herne Hill, SE24
	Oct 2019	hall016/19/3	Project
	Scale	Ref.	Lease Plan
	1:100 @ A3	SJH/AJB	

**THE** *Dubwich*  
**ESTATE**

The Old College  
Gallery Road  
Dulwich SE21 7AE  
Telephone 020 8299 1000  
Facsimile 020 8693 2456



## APPENDIX C POLICE

The Licensing Unit  
Floor 3  
160 Tooley Street  
London  
SE1 2QH

**Metropolitan Police Service**  
**Licensing Office**  
Southwark Police Station,  
323 Borough High Street,  
LONDON,  
SE1 1JL

Tel: 020 7232 6756

Email: SouthwarkLicensing@met.police.uk

**Our reference:** MD/21/072/20

**Date:** 27<sup>th</sup> May 2020

Dear Sir/Madam

**Re:- Peachy Goat, 16 Half Moon Lane, London SE24 9HU**

Police are in possession of an application from the above for a variation to the premises licence for the sale of alcohol on the premises, Friday and Saturday between 10.00hrs and 01.00hrs, Recorded music between 10.00hrs and 01.00hrs and the premises will be open to the public between 10.00hrs and 01:30hrs on each day of the week. Sunday to Thursday between 10.00hrs and 00.00hrs, Recorded music between 10.00hrs and 00.00hrs and the premises will be open to the public between 10.00hrs and 00:30hrs

The premises are situated in the Herne Hill District Town Centre Area as designated by the Southwark Statement of Licensing policy. The terminal hours recommended within the Statement of Licensing policy for restaurants are 00.00hrs Sunday to Thursday and 01.00hrs Friday to Saturday. Bars have a recommended terminal hour of 23.00hrs Sunday to Thursday and 00.00hrs Friday to Saturday.

The applicant suggest within the application that other premises have a later terminal hour casing unfair trading. The other premises in Half moon lane or Norwood road with a closing time later than that recommended within the Southwark statement of licensing policy were granted prior to the policy implementation and where not subject to the policy.

In the original application submitted in 2019 the premises is described as a restaurant style premises including the amount of covers inside and out and requesting alcohol sales of craft beers and speciality wines to compliment to food. However, the applicant has not included any control measures to restrict the use of the premises to a restaurant where the sale of alcohol would be ancillary to the consumption of a meal.

The applicant has also failed to apply for late night refreshment after 23.00hrs, which indicates that it wishes to change the operation of the premises to that of a bar/Nightclub. This would completely change the operation of the premises and the

conditions required. This would include the requirement for SIA and possibly ID Scan dependent on the terminal hour granted.

If the premises wish to operate as a bar then I would be happy to extend the hours of opening until 00.00hrs Friday and Saturday and Alcohol sales to 23.30 hrs, which would allow for 30 minutes drinking up time and have the following condition on the licence.

- That SIA registered door supervisors will be engaged at the premises on Friday and Saturday. They will be employed at all times after 20:00hrs until the end of business and all patrons have vacated the premises they will be engaged to monitor admission and re-admissions to the premises, security, protection, screening and dealing with conflict.

To fully promote the prevention of crime and disorder licensing objective I ask the applicant to consider the following if they wish to extend the hours in line with the licensing policy for restaurants. However as they have not applied to extend late night refreshments we would only recommend 00.00hrs seven days a week with the last food being served at 23.00hrs allowing 1 hour to finish food and drinks. They would also need to the following condition.

- Intoxicating liquor shall not be sold or supplied on the premises otherwise than to persons taking table meals there and for consumption by such person as an ancillary to his meal. All off sales of alcohol will be in sealed containers for the consumption away from the premises.

The application is also looking to extend the use of the outside area to 23.00hrs, which the police object to in full. The statement of licensing policy also recommends that outside areas close at 22.00hrs, which I see no reason to deviate from, as the extended use would lead to the likely increase of public nuisance to local residents.

The Following is submitted for your consideration.

Yours Sincerely

**PC Graham White 2288AS**

Southwark Police Licensing Unit  
Mobile - 07880 053191

**PLANNING**

**From:** Brittain, Alison  
**Sent:** Wednesday, May 06, 2020 1:45 PM  
**To:** Regen, Licensing  
**Subject:** Peachy goat 16 Half Moon Lane

My comments:

My previous comments on the licence application for this premises were:

Planning permission 19AP2649 permitted a change of use to a cafe (Class A3). This permission is subject to a condition limiting hours to 7am to 11pm.

I wish to OBJECT to the proposed licence which cites hours until 3.30am. It is considered that these hours would be harmful to the amenity of nearby residents. It is also questionable whether a use offering drinking until 3am would be considered as a Class A3 cafe/restaurant.

I note that the licence application has been amended to:

Sat - Thurs - 10am to 12.30am

Fri - Sat - 10am to 1.30 am

The hours still exceed those of the planning permission by some margin, and late drinking suggests a use that may not fall within Class A3, which is restaurant. As such, I maintain my objection.

Alison Brittain BSc(Hons), BTP, DMS, MRTPI  
Manager, Planning Enforcement Team  
Development Management  
Place and Wellbeing Department  
5<sup>th</sup> Floor  
160 Tooley Street  
London SE1P 5LX  
Tel: 0207 525 5427  
Mobile: 07927 567309  
[Alison.brittain@southwark.gov.uk](mailto:Alison.brittain@southwark.gov.uk)

**ENVIRONMENTAL  
PROTECTION**

**From:** Binya, Raymond  
**Sent:** Thursday, April 09, 2020 3:22 PM  
**To:** Regen, Licensing  
**Cc:** [REDACTED]  
**Subject:** Major variation to increase opening hours for Peachy Goat, 16 Half Moon Lane, EPT's ref 921360

Dear Licensing Team,

Application for a premises licence to be granted under the Licensing Act 2003

**Application reference number:** 872348

**Address:** Peachy Goat  
 16 Half Moon Lane  
 London  
 SE24 9HU

I wish to make a representation on behalf of Southwark Environmental Protection Team (EPT) in our capacity as Environmental Health Responsible Authority, about the likely effect of the grant of the premises licence on the promotion of the 'prevention of public nuisance' licensing objective.

Application is for: **Major variation to increase opening hours to 0900-0330 Mon-Sun**

**add/change recorded music to indoors and outdoors 0900-0300 Mon-Sun**  
**extend sale of alcohol hours to 1200-0300 Mon-Sun on the premises**

EPT have reviewed the above application and we have serious concerns over the proposed extension on hours. With residential properties above the premises and neighbouring properties and consider that that the operating within the proposed will have detrimental effects to the nearby residents as a result of late night noise.

In addition, we were unable to find from our records any information to support applicant's reason to extend the hours, that there are other businesses in the area (who have a later licence) fairly with regards to alcohol sales.

Furthermore, there are also further restrictions on hours of use under Planning. Although I appreciate that Planning and Licensing are two different regimes, however, it is important to mention that applicants applied to planning team for a **Change of use of ground floor unit from Use Class A1 (Retail) to Use Class A3 (Cafe)** (planning application 19/AP/2649) which was granted on 10/10/2019 subject to the following condition:

*3. The use hereby permitted for cafe purposes shall not be carried on outside of the hours 07:00 to 23:00 on Monday to Saturday and on Sunday and Public Holidays.*

*Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.*

Therefore, based on the above points, we object this application on the grounds of public nuisance and recommend for it to be refused.

Kind Regards,

Raymond Binya  
Principal Environmental Protection Officer

## MEMO: Licensing Unit

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To	Licensing Unit	Date	15 May 2020	
Copies				
From	Jayne Tear	Telephone	020 7525 0396	Fax
Email	jayne.tear@southwark.gov.uk			

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Subject Re: Peachy Goat, 16 Half Moon Lane, London, SE24 9HU.

Application to vary a premises licence

I write with regards to the above application for to vary a premises licence submitted by Oliver Sechi under the Licensing Act 2003, which seeks the following licensable activities:

- To add recorded music (outdoors) on Sunday to Thursday from 10:00 to 00:00 and on Friday and Saturday from 10:00 to 01:00 the following day
- To extend recorded music (indoors)(by 1 hour) on Sunday to Thursday from 23:00 to 00:00 and on Friday and Saturday from 23:00 to 01:00 the following day
- To extend the supply of alcohol (on the premises) on Sunday to Thursday from 22:45 to 00:00 and on Friday and Saturday from 22:45 to 01:00 the following day
- Overall opening times shall be on Sunday to Thursday from 10:00 to 00:30 the following day and on Friday and Saturday from 10:00 to 01:30 the following day

The variations is described as '*Opening hrs to be increased to include later trading. Our current licence doesn't enable us to compete with other businesses in the area (who have a later licence) fairly with regards to alcohol sales. Current premises is a bar/restaurant with a garden*'

My representation is based on the Southwark Statement of Licensing policy 2019 – 2021 and relates to the licensing objectives for the prevention of crime and disorder, the prevention of public nuisance.

This premises is situated in the Herne Hill District Town Centre and under the Southwark Statement of Licensing policy 2019 – 2021 and the appropriate closing time for restaurants and cafes on Sunday to Thursday is 00:00 hours and for Friday and Saturday is 01:00 hours The appropriate closing time for public houses, wine bars or other drinking establishments on Sunday to Thursday is 23:00 hours and for Friday and Saturday 00:00 hours.

The opening hours applied for to extend the premises licence are way in excess of that which is appropriate for this area in the licensing policy. Further to this the applicant now wants to play recorded music in the outdoors until 01:00 daily. (The current licence allows only for recorded music indoors). Further to this the applicant states within the application that they want to amend a condition regarding the time that the garden closes. Condition 315 states '*The outside area shall be closed to patrons at 22:00 daily*' this in in line with recommendations in the licensing policy. The applicant now wants the time to change to 23:00.

I am also confused by the alcohol on sales times applied for as on the part of the application regarding these times the alcohol is too cease on Sunday to Thursday at 00:00 and on Friday and Saturday to cease at 01:00 the following day. Yet on the part of the application addressing the

licensing objectives, Part A) all four licensing objectives, it is written '*supply of alcohol on the premises to cease on Monday to Friday at 3am*' The information given is conflicting.

The premises was described in the initial application for the premises licence as '*Small A3 licensed property. 30 covers inside, 30 covers in the garden. Fully working kitchen. Small basement (not used for service). To compliment the food we want to be able to serve some craft beers and some special wines*'

The applicant states within this operating schedule '*we will not be required to do table service*', It would therefore seem that the nature of the premises is changing from a restaurant to that of a bar/nightclub as the applicant has not asked for late night refreshment within this application.

The back garden area of these premises backs on to Stradella Road which is has lots of residential properties and the applicant has not offered any controls measures within the operating schedule to promote the prevention of public nuisance and the prevention of crime and disorder should the premises be open at the later hours applied for.

I therefore recommend to the licensing sub committee that this application is refused.

Southwark's Statement of Licensing Policy 2019 – 2021 can be found on the following link:  
<https://www.southwark.gov.uk/business/licences/business-premises-licensing/licensing-and-gambling-act-policy>

Jayne Tear  
Principal Licensing officer  
In the capacity of the Licensing Responsible Authority

**RESPONSE TO  
LICENSING**

**Sent:** 18 May 2020 16:09

**To:** Tear, Jayne <[Jayne.Tear@SOUTHWARK.GOV.UK](mailto:Jayne.Tear@SOUTHWARK.GOV.UK)>

**Subject:** Re: REPRESENTATION RE PEACHY GOAT 2nd representation to resubmitted application

Dear Jayne,

Thank you for your representation and for pointing out contradicting aspects of the licence application. I obviously overlooked some of these when I was changing the times to aim to be in line with Southwark Statement of Licensing policy 2019 – 2021. I have gone through and amended the application to try and offer some clarity. (please let me know if the PDF sent through works as I know there were a few issues with this last time.

If there are any other issues or mistakes that you can see please let me know and I will endeavour to fix them.

We have no intention of playing outdoor music until 1 am (again I miss typed) we intend to be able to offer music to patrons while the garden is open and we hope to increase those hrs to 23:00 as opposed to 22:00. Music will NOT be left on after the garden is closed.

In regards to the alcohol sales again I apologise for the conflicting hrs. I again must have miss typed. We have no intention of selling alcohol until 3 am the following day. As can be seen from the blue site notice and the application in the local paper we intend to be able to sell alcohol until 1 am. Again, please see amended application correcting for typo.

The description of the premises in the original application still stands. we do not intend to become a bar or night club. But on several occasions, we were approached at the bar for a drink to take back to their table or indeed had people sitting eating at the bar. We have a barman on every service and to not allow people to grab a coffee, soft drink, or alcoholic drink from the bar where they can see what's on offer seems unnecessarily restrictive.

The back of our property actually back directly onto a private car park and not onto Stradella road. The car park is reached by Stradella road but we aren't backing directly onto residential properties. The Half Moon pubs beer garden also shares a wall into the same private car park. We will make sure that patrons are inside by 23:00 and we are happy to listen to any recommendations you might have in how to further promote the prevention of public nuisance and the prevention of crime and disorder.

Again, thank you for your representation and we hope to be able to work with the council in order to come to a conclusion that everyone is happy with. Please don't hesitate to get back in touch.

Kind regards,

Oliver sechi

## Other Person A

**From:** \*

**Sent:** Monday, May 04, 2020 4:13 PM

**To:** Regen, Licensing

**Subject:** Objection to Licence Number Application 872348 (The Peachy Goat, 16 Half Moon Lane SE24 9HU)

Dear Sir/Madam,

I object to the application for major variations to the licence of The Peachy Goat, 16 Half Moon Lane SE24 9HU (872348).

I am a local resident, living with my wife and three young children a few hundred yards from the venue. Our children go to school up the road from the venue, and we make use of the family amenities nearby. To get to school, the park, the train station, the local amenities and the local shops we have to walk past The Peachy Goat.

The proposed extension of opening hours, and to include pre-recorded music until 12am Sunday-Thursday (with a closing time of 12.30am), and 1am on Friday and Saturday (with a closing time of 1.30am) is liable to be disruptive to my family and the community. The area is a residential one, primarily for families, with commercial premises open during the day (shops, cafes and services such as beauty and hairdressers during the day). A late-night drinking venue is not one that is suitable for this area; especially given the noise of such establishments.

There is a pub very nearby that serves alcohol until the usual closing time. It is unclear why any venue requires to go on beyond those hours, and The Peachy Goat itself was granted those hours only four months ago. But presumably it hopes to entice drinkers from the pub to stay later at their venue, and to attract visitors from other areas to continue drinking late into the night. That is an obvious risk of a public nuisance, and of crime and disorder.

There is already a high incidence of street crime in this area – the robbery statistics are shocking, and there was a stabbing a few yards from The Peachy Goat a few weeks ago (outside the pub). Increasing the availability of alcohol late into the night will increase the risks.

At a lower level of pervasive nuisance, I do not wish to have to commute to the station through the detritus of late-night drinking, or to walk my young children through that each weekday on the way to school or at the weekends on the way to their ballet classes, the park or the shops. Nor do I wish to hear the inevitable noise that late-night drinking places attract – both inside and outside the venue. My experience of other events in the park during summer is that the noise carries a long distance, and I am concerned about those aspects as well.

If the Peachy Goat were granted these licences, presumably the nearby pub (which has some history of pop bands having early gigs there) would follow, increasing the problems.

I therefore object to all of the aspects of the application on grounds of prevention of crime and disorder, prevention of public nuisance.

I am also concerned that the present application is being made pursuant to a strategy of obtaining an initial licence, only to seek to expand it radically within a few months. Although the revised application (with shorter opening hours) is in some respects an improvement on the last proposal, it remains unacceptable. Indeed, the fact that The Peachy Goat obtained one set of licence conditions,

then sought an entirely different set a few months later (no doubt itself put forward on the basis that it had been carefully considered) only to abandon them, and now seeks a further revision, suggests that the applicants have not actually considered whether they require such longer hours, or properly considered what they might responsibly request. They appear to have changed from seeking to provide live entertainment to pre-recorded music, which only makes their proposal to become a late-night drinking venue harder to justify.

Yours faithfully,

\*

Burbage Road, London SE24 9HJ

## Other Person B

**From:** \*  
**Sent:** Sunday, May 24, 2020 11:57 AM  
**To:** Regen, Licensing  
**Cc:**  
**Subject:** Licence application 872348

<b>Licence number:</b>	872348
<b>Trading name and address:</b>	Peachy Goat 16 Half Moon Lane SE24 9HU
<b>Ward:</b>	Dulwich Village
<b>Applicant details</b>	
<b>Applicant Name:</b>	Oliver Sechi
<b>Previous Licence:</b>	<a href="#">870580</a>

Dear Sir/Madam

I refer to the objection submitted by \*.

My wife and I have lived at \* Half Moon Lane since 1987 and we share the concern and objections raised by the \*. Like them we welcomed the opening of the Peachy Goat and it is very disappointing that they are now seeking an extended licence. Half Moon Lane is primarily residential, including living accommodation above the shops and restaurants, and totally inappropriate for late night music and drinking.

We have had to suffer broken bottles and rubbish dumped in the garden and we now have to suffer noise from the garden of the Half Moon pub. Having opened up on one basis it is disingenuous for the Peachy Goat to now attempt to introduce the inevitable late night noise and nuisance. The residents of Half Moon Lane are entitled to peace and quiet at night.

The council should have no hesitation in rejecting the application.

Yours faithfully

\*

**Other Person C****From:** \***Sent:** Monday, May 18, 2020 2:50 PM**To:** Regen, Licensing**Subject:** Licence application 872348

1. My objections to the proposed hours of opening and extended hours of selling alcohol on the following grounds. Music outside as late as this on Saturday and Sunday is unacceptable and inappropriate in a residential area. This represents a public nuisance especially for the immediate residents near the restaurant.
2. If the restaurant is open until 1.30am on a Saturday night and midnight on Sunday this is an increased level of noise and disruption and potential anti social behaviour. This is a public nuisance in a residential community. It increases noise late at night. We live in a road regularly used as a route home which is used by late night revellers walking home . If the restaurant is open until 1.30am on a Saturday night and midnight on Sunday this is an increased level of noise and disruption and potential anti social behaviour.

\*

\* Stradella Road

\*

Thank you,

\*

**Other Person D****From:** \*]**Sent:** Thursday, May 28, 2020 9:42 AM**To:** Regen, Licensing**Subject:** Subject 872348 – 16 Half Moon Lane SE24 9HU

Dear Sir/Madam,

**Subject 872348 – 16 Half Moon Lane SE24 9HU**

I wish to object to the application from the very newly established 'Peachy Goat' at 16 Half Moon Lane to extend its licence in any way, notably for closing times of 00.30 from Sunday to Thursday and 01.30 on Friday and Saturday; and sale of alcohol and playing of music until 00.00 or 01.00.

1. These times would breach the planning consent of 2019, which allowed change of use to A3 (restaurant), and permitted the premises to be used as a café between the hours of 0700 and 2300 seven days a week. This reason given for this condition was to '...safeguard the amenities of neighbouring residential properties....'
2. It would be completely unreasonable to revisit this condition of less than 12 months ago, especially when there have been no changes to the residential nature of the area.
3. The hours sought are, moreover, against Southwark's licensing policy, which limits licences for restaurants and cafés in Herne Hill generally to 00.00 but with an extension to 01.00 on Friday and Saturday. Granting of a licence for extended hours here would undermine the viability of businesses conforming to the norm.
4. As a matter of note, the adopted policy for drinking establishments (Class A4) provides, moreover, for much earlier closing times.
5. The playing of music in the open-air yard at the back of this establishment would be unconstrained by any sort of building, and would clearly present a substantial nuisance to neighbours at both front and back of the dwellings within a wide radius in Stradella Road. It should be totally prohibited during any time of the day or night.
6. The playing of music within the premises should, moreover, be rigorously controlled and measures taken to ensure that it is not audible outside at any time. This would require conditions restricting volume levels, and effective measures to prevent the escape of sound at all times through windows and open doors.
7. You will know that the Half Moon public house has recently been refurbished. Before this, considerable problems were experienced at my property on the west side of Stradella Road, with music being clearly audible at the rear (often within the house as well as the garden), despite the then 'sound-proofing' of the large room at the back of the pub. The same problem would undoubtedly occur with music emanating from the interior of the Peachy Goat.
7. Also, many bedrooms in Stradella Road face the street and there are unhappy memories of considerable noise from the loud behaviour of relaxed parties leaving the Half Moon in the small hours, slamming car doors, and accelerating as they left.

I urge the council to uphold the accepted licensing policies for restaurants and cafes in Herne Hill, and reject this application outright.

Yours faithfully,

\*

\* Stradella Road

**Other Person E****From:** \***Sent:** Wednesday, May 13, 2020 12:51 PM**To:** Regen, Licensing**Subject:** Peachy Goat, 16 Half Moon Lane, appl no 872348

Dear Sir/Madam

I strongly object to the licence application from Peachy Goat to extend its existing licence substantially to allow for longer opening hours (until 00.30am, Mon-Thurs & Sun, and until 01.30am Fri & Sat), for recorded music inside and outside (until 00.00am, Mon-Thurs & Sun, and until 01.00am, Fri & Sat), and for the sale of alcohol (until 00.00am, Mon-Thurs & Sun, and until 01.00am Fri & Sat).

1. This is against Southwark's licensing policy which limits licences for restaurants and cafes in Herne Hill to 01.00am on Friday and Saturday, and 12.00am on other nights of the week.
2. It would breach the planning consent of 2019, which considered change of use to A3, and allowed the premises to be used as a café between the hours of 0700 and 2300 seven days a week. This reason given for this condition was to '...safeguard the amenities of neighboring residential properties...'  
It would be completely unreasonable to revisit this condition of less than 12 months ago: the planning consent was granted on the basis of the business – for café not a bar/nightclub – and what is acceptable in a residential area. There have been no material changes to the residential nature of the area.
3. Extending the opening hours and allowing music outside as well as inside would be against conditions 310 and 315 of the current licence no. 870580.
4. Any music played outside 16 Half Moon Lane, whether on the pavement or at the back, is likely to be disturbing and therefore detrimental for residents, particularly those in the flats above Half Moon Lane shops.
5. Before the current licences were in place at the Half Moon Pub, the playing of music, whether live or recorded, at the rear of the pub could clearly be heard in properties on the west side of Stradella Road, in spite of 'sound proofing' as its doors were propped open. There is currently no sound proofing at 16 Half Moon Lane.
6. Also many bedrooms face the road and there was considerable noise from parties leaving the premises in happy state and slamming car doors.

I urge the council to uphold the licencing policies for restaurants and cafes in Herne Hill, and reject this application.

Yours faithfully

\*

\*Stradella Road

## Other Person F

Licence Application No : 872348 In respect of Peachy Goat, 16 Half Moon Lane, London SE24  
Representation on behalf of The Dulwich Society

Having had the benefit of reading and considering the full Application Form requesting increased opening hours, longer hours for the sale of alcohol and licensed entertainment indoors and outdoors, the Dulwich Society ( "the Society") has no hesitation in objecting to the Application.

1. The premises are described by the freeholder, the Dulwich Estate, (in the Change of Use Application to A3 (cafe/restaurant) in August 2019) as to be used as a plant-based bistro, selling fresh coffee and food , small plates at lunchtime and providing a "*high quality dining experience*". Planning permission was granted with a condition restricting the use to 07.00 – 23.00 daily "*to safeguard the amenities of neighbouring residential properties*". The present opening hours mirror that condition.
2. The Applicant, however , within weeks of commencing trading in February 2020 , has made two applications for increased hours; the first, for a new licence for alcohol and entertainment until 03.30 daily with recorded music inside and outside, was withdrawn, and replaced by a second Application for:
  - Opening hours 10.00 – 03.00 Sunday - Thursday and 10.00 to 01.30 Friday and Saturday
  - Recorded music indoors and outdoors 10.00 – 00.00 Sunday - Thursday and 10.00 – 01.00 Friday and Saturday
  - Sale of alcohol 10.00 – 00.00 Sunday -Thursday and 10.00 – 01.00 Friday and Saturday
3. As part of this second Application for increased hours , the Applicant did not apply for a licence for late night refreshment . This means that, if the Application were granted, hot food and drink could only be served until 11pm ; additionally Page 8 of the Application Form states "*Supply of alcohol on the premises to cease on Monday to Sunday at 3am* ". It does not want to have to provide table service only. The conclusion the Society draws from this is that that the purpose behind the Application is to turn the venue into a late night drinking establishment, which is contrary to the Southwark's policy for Herne Hill.
4. From Page 8 of the Application Form under the Heading a) *General – all four licensing objectives* , it is clear that the Applicant does not appear to have understood the purpose of the four licensing objectives under the Licensing Act 2003 ; it states "*Same as our old licensing objectives apart from :*
  - *The garden to close at 11pm for patrons*
  - *We will not be required to do table service only*"

Further , Page 4 of the Application states that "*our current licence doesn't enable us to compete with other businesses in the area ( who have a later licence) fairly with regard to alcohol sales; current premises is a bar/restaurant with a garden.*"
5. Whilst acknowledging that the planning and licencing regimes are separate, it is important that any increased trading hours do not result in nuisance to neighbouring properties, including to the residents of the flat above the premises. The Applicant takes no account of this requirement.

6. The Society's view is that noise of recorded music outdoors until midnight 5 days a week and until 01.00 on Fridays and Saturdays will inevitably cause nuisance to neighbouring residents; as will the noise of patrons cramped into small premises and the outside courtyard. Furthermore there is every likelihood of increased crime and drunkenness in and around the locality of the premises if they become known as a place to drink late at night (as opposed to its stated objective in the Change of Use application of offering a "high quality dining experience"). And how does the Applicant propose to deal with public safety and social distancing issues which henceforward every restaurant (and bar) will need to address in the light of the Covid-19?

The Society is pleased that a new café/restaurant opened in Herne Hill and wants it to succeed. But this Application is misconceived and the changes requested wholly unacceptable. It urges the Licensing Sub-Committee to reject the Application. But it hopes that the Applicant will submit a fresh application for a licence with hours appropriate for a café/restaurant in Herne Hill (as per Southwark's Statement of Licensing Policy) and to which suitable conditions can be attached to mitigate impact on the 4 licensing objectives.

\*

On Behalf of The Dulwich Society.

May 17<sup>th</sup> 2020

*Extract of Minutes of a Virtual Meeting of the Dulwich Society Executive Committee held on May 11<sup>th</sup> 2020...*

*The Committee considered details of Application No 872348 by Peachy Goat for a variation of its premises licence, just weeks after it had opened in February 2020 in Half Moon Lane. They felt it was clear that the purpose behind the application was to increase opening hours to at least those of other licensed premises in Herne Hill and there was danger that it could become a late night drinking establishment; they acknowledged that the applicant had not put forward any conditions to mitigate impact of increased hours and music outdoors on the 4 licensing objectives. They agreed that if the application were granted (i) the noise from patrons and recorded music emanating from the premises and courtyard garden would cause nuisance to those living nearby (ii) public health and safety would be endangered without appropriate social distancing measures being put in place and (ii) there was a real risk of increased crime and disorder and drunkenness in and in the vicinity of the premises.*

*It was unanimously resolved that Patsy Bramble submit a representation opposing this application on behalf of the Society.*

*Sue Badman ( Secretary)*

**Other Person G**

**From:** \*]

**Sent:** Thursday, May 28, 2020 6:37 PM

**To:** Regen, Licensing

**Subject:** Objection to license application 872348 - Peachy Goat SE24 9HU

Dear Licensing Committee,

Thank you for considering our objection to license 872348

Firstly I would like to note that the addition of Peachy Goat has been an asset to the row of shops close to where we live.

However, we object to the late license on a Thursday (a school night!), Friday and Saturday. Our concern relates to. **Crime and disorder and Public nuisance**

We live in a residential area with 4 children under 15 yrs of age.

As we live on a main road we can at least once or twice a month have people on our drive late at night after the Half Moon Pub Closes.

These people can range from happy groups of friends who are waiting for an uber, singing inebriated people, vomiting or urinating adults on our drive, those that are having fights and those that ring our doorbell.

My fear is that this type of disturbance will now be occurring at 1 am in the morning.

This is mostly a peaceful area to live in and I fear that this will disturb my children especially on a school night.

In addition we are both doctors and work on call shifts at night – it is terrifying when the doorbell goes late at night and I am alone with four children.

I write this heartfelt plea as it will affect my family and the peace of the neighbourhood. It will also pull police away from more important duties.

Thank you for considering our objection,

\*

\* Half Moon Lane

\*

SENT 28<sup>th</sup> May 2020

**Other Person H****From:** \***Sent:** Monday, May 04, 2020 4:27 PM**To:** Regen, Licensing**Subject:** Ref 872348 - Peachy Goat, Half Moon Lane

\*

**\* Stradella Road**

Tel: \_

I would like to object in the strongest terms to the new licence application recently submitted by the Peachy Goat cafe in Herne Hill.

The cafe is very new and is a welcome addition to the area providing vegetarian food in a pleasant cafe environment. The new licence application would completely change the nature of the premises, increasing the number of covers to 85 which means it would effectively become a bar not a cafe. I am sure that the proposed licensing hours are a breach of Southwark's own policy for the area.

Herne Hill is a residential neighbourhood with a high density of families. A bar running until past midnight would be totally unacceptable and would create a huge nuisance to nearby residents.

I think it was disingenuous of the applicant to submit a new application when it is clearly an amendment to an existing application. The fact that previous objections have been deleted shows a disregard for the neighbours living near this premises. I like many others were pleased when the new cafe opened, we were keen to support it and recognised that the impact of Covid19 restrictions would have a severe impact on a new business. I do not however think that the answer is to upset residents in the area which the granting of this licence undoubtedly would.

Please keep me informed as to the progress of the application, I hope that it will be turned down completely.

Thank you

\*

**Other Person I**

From: \*  
Sent: Wednesday, May 06, 2020 12:35 PM  
To: Regen, Licensing  
Subject: License no. 872348 Peachy Goat

I object to the proposed license as there will likely be increased public nuisance and noise in a residential area - there are apartments above the premises - and increased likelihood of late night crime as a result. The premises are not suitable for the proposed uses and earlier tenants have failed as a result. It is also ambiguous as to the noise allowed 'outdoors' as it is pointless to insist on closed windows and doors if there is music and noise outdoors.

\*

\* Winterbrook Road  
6 May 2020

**Other Person J****From:** \*Sent: Monday, May 04, 2020 6:21 PM**To:** Regen, Licensing**Subject:** Objection

\*

\* half moon lane

\*

4th may 2020

As a very close neighbour I object to all external music from the peachy goat after 10:30 pm as it will greatly disturb the front bedrooms of our house.

Thanks \*

\*

Number 872348

**Other Person K****From:** \***Sent:** Friday, May 29, 2020 10:11 PM**To:** Regen, Licensing**Subject:** Peachy Goat, Herne Hill

Dear Southwark,

RE: Peachy Goat new extension of licence application

I wish to object strongly to the extension of this licence on the grounds of public nuisance. My objection is specifically to outdoor speakers for music. This is a residential area, not an area with lots of noisy bars and clubs, and a licence for outdoor music [from 9:00-01:00](#) every single day is unsuitable for local residents. It will particularly disturb families with children, as well as those with health conditions and disabilities who spend a lot of time at home.

Outdoor speakers could mean that we are forced to endure loud music for 16 hours in every 24, disrupting sleep, family time and peaceful enjoyment of our local area. There is also going to be inevitable noise from those arriving and leaving the premises, creating yet more disturbance for even longer into the night. This application is inappropriate for our residential area and I urge you to reject it and ask that the proprietors limit their request to indoor music. Such a premises would be much more welcome in the area.

Your faithfully,

\*

\*Burbage Road  
May 29th 2020

\*

**Other Person L****From:** \***Sent:** Saturday, May 16, 2020 12:32 PM**To:** Regen, Licensing**Subject:** Peachy goat 16 Half Moon Lane

We are registering our objections to the above license application. The above is located in a residential area and as such any outside music would be a public nuisance and also detrimental to the health and well being of resident children and key workers. Also extending the opening hours is inappropriate, a closing time of 10:30 pm -or earlier may help ensure that the disturbance created by the premises are kept within reasonable timeframes and the local residents health will not be unduly disturbed by night time noise associated with the increased opening hours.

Yours sincerely

\*

\* Stradella Road

**IN THE MATTER OF THE LICENSING ACT 2003**  
**APPLICATION OLIVER SECHI / PEACHEY GOAT**  
**16 HALF MOON LANE**  
**LONDON SE24**

**REPRESENTATION OF** 

**Summary**

1. I object to this application.
2. I would not object to the application if it conformed to the London Borough of Southwark's policy in relation to Herne Hill and if other suitable conditions were attached to the licence.
3. I would accept the following conditions:
  - a. Terminal hours for sale of alcohol: Sunday to Thursday 23.30, Friday and Saturday 00.30.
  - b. Terminal hours for recorded music indoors: Sunday to Thursday 00.00, Friday and Saturday 01.00.
  - c. Opening hours: Sunday to Thursday 00.00, Friday and Saturday 01.00.
  - d. Alcohol may only be sold if it is a) served to table, and b) ancillary to substantial food.
  - e. No recorded music may be played outdoors.
  - f. A noise limiter must be fitted to the musical amplification system set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service, so as to ensure that no noise nuisance is caused to local residents or businesses. The operational panel of the noise limiter shall then be secured by key or password to the satisfaction of officers from the

Environmental Health Service and access shall only be by persons authorised by the Premises Licence holder. The limiter shall not be altered without prior agreement with the Environmental Health Service. No alteration or modification to any existing sound system(s) should be effected without prior knowledge of an authorised Officer of the Environmental Health Service. No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.

- g. Loudspeakers shall not be located in the entrance lobby or outside the premises building.
- h. All windows and external doors shall be kept closed after 21:00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.

## History

- 4. The premises was a delicatessen trading under Use Class A1 (retail).
- 5. In August 2019, the freeholder, Dulwich Estate, made a planning application for change of use to Class A3 (restaurant/cafe). Notably, there was no application for change of use to Class A4 (drinking establishment).
- 6. The agent's letter (attached) stated that this was a plant-based bistro concept selling fresh coffee and food, focusing on coffee, small plates and lunch, and providing "a high quality dining experience." It proposed a terminal hour of 11 p.m., stating ".... the opening hours proposed are considered appropriate for this location and will ensure surrounding amenity is preserved."
- 7. Planning permission was granted accordingly on 10<sup>th</sup> October 2019, with a condition restricting the use to 07:00 to 23:00 "to safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007."

8. Reflecting the concept as presented to Southwark's planners, on 10<sup>th</sup> December 2019 a premises licence was granted for sale of alcohol on 7 days per week to 22.45 and playing of recorded music indoors and opening hours on 7 days per week until 23:00.
9. The premises was then fitted out with what was an evidently large bar along one wall of the premises. It opened in February 2020.
10. In April 2020 the applicant applied for a new licence for alcohol and entertainment until 3.30 a.m. 7 days a week, with recorded music inside and outside and a capacity of 85, which is at least twice the number of covers. Evidently, the intention was to trade as a drinking establishment late at night.
11. Due to the improper location of the site notice, the application was withdrawn.

### **The current application**

12. The applicant has now made an application for:
  - a. Opening hours 10.00 – 00.30 Sunday to Thursday and 10.00 to 01.30 Friday and Saturday.
  - b. Recorded music indoors and outdoors 10.00 – 00.00 Sunday to Thursday and 10.00 – 01.00 Friday and Saturday.
  - c. Sale of alcohol 10.00 to 00.00 Sunday to Thursday and 10.00 to 01.00 Friday and Saturday.
13. The applicant has not proposed any conditions to mitigate impact on the licensing objectives.
14. While I take no point about this, the following is noted for completeness:
  - a. The site notice (attached) is defective in that it lists the terminal hour for sale of alcohol and regulated entertainment on Sunday to Thursday as 12.00 rather than 00.00 and the closing time on those days as 12.30 rather than 00.30.
  - b. The site notice shows this as a new premises licence application while the licensing register shows it as a variation.

- c. The application lists the opening time as 10.00 on 7 days a week which is 3 hours later than the current licensed opening hour of 07.00.

### **Southwark's licensing policy**

- 15. Southwark has a specific policy regarding hours in Herne Hill, which differ according to whether the premises is a restaurant/café or a drinking establishment.
- 16. The suggested closing times for restaurants and cafes in Herne Hill is 00.00 on Sunday to Thursday and 01.00 on Friday and Saturday.
- 17. The policy was recently adopted following consultation. It reflects the fact that Herne Hill is a small district centre with a strong residential character.

### **Submissions**

- 18. Assuming that the premises will be trading as a restaurant/café, in accordance with its planning permission, the hours imposed should reflect those in Southwark's licensing policy for such a use. No reason has been given, or exists, to depart from such hours.
- 19. Reflecting those hours, a condition should be imposed to ensure that the use is as a restaurant/café and not as a drinking establishment.
- 20. If, however, the applicant is unwilling to accept a restaurant condition, then the hours imposed should reflect those in Southwark's policy for drinking establishments in Herne Hill, namely 23.00 on Sunday to Thursday and 00.00 on Friday and Saturday. Further, in that event, there should be a condition requiring SIA supervisors after 20.00.
- 21. The sale of alcohol should cease 30 minutes before the closing time to ensure a proper wind-down.
- 22. Proper controls should be imposed to prevent noise egress.
- 23. Recorded music should not be played outside due to the proximity of dwellings.
- 24. The applicant is most welcome in Herne Hill. However, its operation should conform to Southwark's licensing policy. The conditions proposed are intended to achieve this,

while striking a fair balance between the applicant's desire to secure later hours and the promotion of the licensing objectives.

[REDACTED]

[REDACTED] Winterbrook Road

[REDACTED]

# Daniel Watney

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Daniel Watney LLP is a  
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Registered in England  
Registered number OC356464  
Registered Office as address

Date  
12 August 2019

Planning Department  
5<sup>th</sup> Floor Hub 2  
PO Box 64529  
SE1P 5LX

## By Email Only

Dear Sir/Madam,

### **RE: 16 Half Moon Lane - Planning Application Submission Change of use of the ground floor retail unit from Use Class A1 to Use Class A3.**

Daniel Watney LLP have been instructed by the Dulwich Estate to submit a planning application for the change of use of the ground floor unit at 16 Half Moon Lane from Use Class A1 to Use Class A3. The total area subject to the proposed change of use is 99sqm.

The application comprises:

- Location Plan
- Existing Plans
- Proposed Plans

The required fee of £462 has been paid alongside this application.

#### **Site Description**

The application site is located on the south side of Half Moon Lane within the Herne Hill District Centre along protected shopping frontage 'SF38'. The site is also located within Stradella Road Conservation Area. The unit was last occupied by 'Mimosa', a delicatessen/café. The surrounding area is commercial in character, reflecting the town centre designation.

#### **Policy Position**

##### **Principle of Development**

Saved Policy 1.7 'development within town and local centres' emphasises the importance of directing development towards town centres that will retain or enhance the vitality and viability of town centres. In particular, the policy states that Southwark shall permit development that is of a scale and nature appropriate to the character and function of the centre and the catchment area it seeks to serve.

Peachy Goat is a local business that has carefully designed their plant-based bistro concept to meet the localised needs of the Herne Hill demographic. Two of the founders of Peachy Goat previously had a regular stall at Herne Hill Market where they provided a range of plant-based products, finding great success for almost two years. Therefore, the team is now very keen to take this opportunity to occupy a permanent location within the Herne Hill area. Given its combination of a café/bistro service, selling fresh coffee and food, and unique local concept, the proposal is considered an opportunity to enhance the vitality and viability of the street,

providing a tailored service directly for the catchment it seeks to serve. This is considered to be in accordance with Saved Policy 1.7.

The proposed café and cuisine offer will attract consumers to the Herne Hill Town Centre. This will maximise on the unit's capability to provide linked shopping trips to the parade; visitors travelling to the area to visit the bistro are also then likely to frequent the neighbouring units and encourage. This is in accordance with Saved Policy 1.7.

There has been a long-established presence of a coffee/food offering at this location. The previous occupier 'Mimosa' occupied the unit for ten years. Within Herne Hill, a use with an emphasis on food and drink has therefore demonstrated a longstanding and key presence along the parade. The proposal seeks to optimise this key local facility, proposing a high-end bistro with attention focused on coffee, small plates and lunch. All prospective employees have barista training and are local to the area with a core aim of the business to provide excellent quality coffee as well as a selection of vegan plates. The development is considered to meet the objectives of Saved Policy 1.7, proposing a complementary use that shall preserve and enhance the vitality and viability of the town centre.

Saved Policy 1.9 'change of use within protected shopping frontages' provides 5 criterion that must be met when seeking a change of use away from A1. Each criterion is dealt with in turn below.

i. The proportion of units within any protected shopping frontage in A1 Use Class does not fall below 50%; and

The 2015 Southwark Retail Study identifies Herne Hill district centre to benefit from a total of 62% A1 uses which at the time of producing the audit, was the third highest across the borough.

SF38 (1-27a odd Half Moon Lane) (2a-6 even Half Moon Lane) (12-24 even Half Moon Lane)	
1-27a Half Moon Lane	14 units – 57% A1 units ( <i>unchanged</i> )
2a-6 Half Moon Lane	3 units – 67% A1 units ( <i>unchanged</i> )
12-24 Half Moon Lane	7 units Existing – 86% A1 units Proposed – 71% A1 units
Total percentage of A1 units across protected shopping frontage SF38 (24 units) 63%	

A comprehensive land use survey has since been carried out by the Applicant for shopping frontage 'SF38' (within which the application site lies). The results of this survey are demonstrated below. Within each of the 3 parades, and when combined as one entire frontage, the Herne Hill frontage will maintain a healthy proportion of A1 units well in excess of the 50% threshold. This criterion is therefore met.

Furthermore, number 22 Half Moon Lane was lawfully operating as an A3 use, as a wine bar serving small plates within the centre. By virtue of Schedule 2, Part 3, Class C of the Town and Country Planning (General Permitted Development Order) the unit lawfully change to Class A1 (Aitch Hairdressers) extinguishing a unit that was lawfully in Class A3 use. This lawful change of use has increased the percentage of A1 uses to result in a significant majority of the parade within which the application site lies being in A1 use.

ii. The premises have been vacant for a period of at least 12 months with demonstrated sufficient effort to let, or have not made a profit over a 2 year period; and

Number 16 was vacated unexpectedly. It has presented a unique opportunity to Peachy Goat to find a permanent location for their café/bistro who have been searching for a site within Herne Hill. Although the unit has not been marketed for 12+ months it shall continue to provide a food and drink offering at this location. Therefore, whilst the Use Class shall change, the existing longstanding offering that has been present for over 10 years shall be enhanced and tailored to the Herne Hill market, to the material enhancement of the parade.

iii. The proposal would not result in a material loss of amenity for surrounding occupiers; and

The proposed use is not considered to result in any loss of amenity for surrounding occupiers. The proposal will make use of the existing kitchen facilities and flue on site without the requirement for any mechanical equipment beyond that already present. As such there will be no material change in noise or fumes in this regard. Further the expected footfall to this site is expected to be comparable to an A1 retail unit, with no greater impact than that derived within the surrounding retail environment. Finally, the opening hours proposed are considered appropriate for this location and will ensure surrounding amenity is preserved. This criterion is therefore met.

iv. The proposed use provides a service involving visits to the premises by members of the public; and

By virtue of its nature as a bistro, the proposed use will provide a service that involves visiting members of the public. The application proposes a high-quality plant-based café with all proposed suppliers local to the area. Peachy Goat seeks to build on existing relationships within the local community, for example partnering with 'Bean and Bun' who operate from Herne Hill Market.

The application presents the opportunity to offer a high-quality dining experience for the local people of Herne Hill that works alongside local partners and suppliers to ensure that the produce and wider concept remains firmly within the heart of the Herne Hill market. This is considered to be a high-quality community offering at this location, replacing the previous café/take away with a coffee offer and brunch. This criterion is therefore met.

v. The proposal would not harm the vitality or appearance of the protected shopping frontage.

As stated above, the proposal seeks a material enhancement to the established café offering at this site, to the material enhancement of the protected shopping frontage. The connectivity of the site is considered to be excellent, with a PTAL rating of 6a and it is therefore expected that visitors will travel to the site via public transport. The proposed use shall therefore attract a renewed footfall to the frontage, with those visiting the area to eat at the bistro likely to visit nearby shops. The proposal is considered to present no harm to the vitality of the shopping frontage, when seen in the context of the existing situation and healthy percentage of A1 uses in the area.

The proposal seeks no alteration to the external appearance of the building. In this regard the existing appearance of the protected shopping frontage will not be harmed. This criterion is therefore met.

**Impact on Conservation Area**

Saved Policy 3.16 'Conservation Areas' states that development within these locations should preserve or enhance the character or appearance of the area. The development does not seek any external alterations to the external appearance of the building. In this regard the proposal will therefore preserve the character and appearance of the Stradella Conservation Area, in accordance with this policy.

**Conclusion**

- The application site presents a unique opportunity for Peachy Goat to move to a permanent location within the Herne Hill area.
- The proposed use will replace the established café use at this location, enhancing the offering through the provision of coffee and plant based small plates.
- The percentage of A1 uses within the application parade will remain at 71% after the change of use.
- The percentage of A1 uses across the entirety of frontage SF38 will remain at 63% after the change of use.
- There will be no impact on the amenity of surrounding occupiers.

DW

16 Half Moon Lane  
Peachy Goat

Page 4

- No external alterations are proposed, ensuring that the character and appearance of the Stradella Conservation Area is preserved.

I trust that the information submitted is sufficient to validate the application and proceed to assessment.

If there are any queries, please contact me.

Yours faithfully,

**Sophie King - Planner**  
Planning  
Sking@danielwatney.co.uk  
020 3077 3411

Daniel Watney LLP is a  
limited liability partnership  
regulated by RICS.

A list of members is available  
at our registered office.

Registered in England.  
Registered number OC356464.  
Registered office as address.

Doc Ref: Covering Letter

Notice of Application for a Premises Licence made under Section 17 of the Licensing Act 2003  
Please take notice that I / we (name of applicant / premises):

### Oliver Sechi / Peachy Goat

have made application to Southwark Council for a new Premises Licence in respect of (full name & postal address of the premises):

### 16 Half Moon Lane SE24 9HU

The relevant licensable activities proposed to be carried on, on or from the premises are (please include all proposed start times and finish times):

	Days	Start Time	Finish Time
The retail sale of alcohol:	Sunday - Thursday	10:00	12:00
	Friday - Saturday	10:00	01:00
The provision of regulated entertainment:	Sunday - Thursday	10:00	12:00
	Friday - Saturday	10:00	01:00
The provision of late night refreshment:			
Opening Hours:	Sunday - Thursday	10:00	12:30
	Friday - Saturday	10:00	01:30

A register of all applications made within the Southwark area is maintained by:  
The Licensing Service, Hub 1, 3<sup>rd</sup> Floor, 160 Tooley Street, London, SE1 2QH

A record of this application may be inspected by visiting the office during normal office hours by appointment on 020 7525 2000, details are also available on our website at <http://app.southwark.gov.uk/licensing/licenseregister.asp>

It is open to any interested party to make representations about the likely effect of the application on the promotion of the licensing objectives. Representations must be made in writing to the Licensing Service at the office address given above and be received by the Service within a period of 28 days starting the day after the date shown below.  
<http://www.southwark.gov.uk/business/licences/how-to-lodge-a-representation>

Note: it is an offence to knowingly or recklessly to make a false statement in connection with an application. A person guilty of such offence is liable on summary conviction to a fine not exceeding level 5 on the standard scale.

Date of application: 29 / 4 / 2020

*Southwark*  
Council  
southwark.gov.uk

**Other Person N****From:** \***Sent:** Friday, May 08, 2020 8:55 AM**To:** Regen, Licensing**Subject:** Applications for Premises Licences, Club Registrations, and Reviews: Objection to Licence Number: 872348

Name: \*

Address: \* Half Moon Lane \*

I wish to object to the Peachy Goat's application to increase opening hours to 10.00-1.30 Friday and Saturday and 10.00 Sunday to Thursday. I live in the same street as the Peachy Goat restaurant, about 200 yards away.

Half Moon Lane and the surrounding streets are residential streets and are quiet at night. Herne Hill is does not have significant night life, particularly on the east side of the railway line, and other premises do not as far as I aware have licenses to open into the early hours of the morning and certainly not during the week. I have a concern that if this licence is allowed then other establishments will also apply for similar licenses causing much noise and disturbance to the residents in the area, plus anti-social behaviour.

The Peachy Goat is a very small restaurant with only a limited amount of indoor space. It only opened in March 2020, having previously the premises had been a small delicatessen, with no evening opening. I am concerned that the applicants seem to be attempting to change it from a restaurant to a bar shortly after opening. In my opinion it is unsuitable to be a bar and in particular for late night opening.

## Other Person O

**From:** \*

**Sent:** Monday, May 04, 2020 5:57 PM

**To:** Regen, Licensing

**Subject:** Licence Number: 872348

I wish to strongly object to the new application re The Peachy Goat on the grounds that the extended hours for opening, alcohol consumption and recorded music would cause **significant public nuisance**. These premises which opened recently as a daytime café are situated in a residential area with many houses nearby and residential flats above. I believe the nearby pub, The Half Moon, closes much earlier than the proposed closing time for The Peachy Goat so can not see any logic in allowing the latter to open later.

\*

\* Stradella Road

\*

\*

\*

**Other Person P**

**From:** \*

**Sent:** Tuesday, May 05, 2020 3:25 PM

**To:** Regen, Licensing

**Subject:** Objection to Licensing application No 872348 - Peachy Goat

Dear Sir / Madam

I would like to raise my objection to the above licensing application for the above premises as made in application number 872348.

The application states the desire to "Premises (Major variation to increase opening hours Sun to Thurs: 10:00 - 00:30 Fri and Sat: 10:00 - 01:30 Add/change recorded music to indoors and outdoors: Sun to Thurs 10:00 - 00:00 Fri and Sat: 10:00 - 01:00 Extend sale of alcohol hours: Sun to Thurs: 10:00 - 00:00 Fri and Sat: 10:00 - 01:00)". I believe this is completely inappropriate given that the premises is in the middle of residential properties (with flats above the property) with a large population of young families and children. On this basis I would like to object on the following ground:-

- The introduction of a late license here could result in increase in public disturbances in the area especially with the introduction of music inside and outside
- There would be an increased risk to children and young adults in the area

In reviewing the SDP for the Dulwich area it clearly states that any planning application will take into account the "suitability of the location, volume of evening economy use and the impact on residential amenity and community safety along with the location of residential neighbours and proposed hours and potential disturbance arising."

This planning application has clearly not been properly thought out and I believe would result in a detrimental impact on the local environment and goes against the local authorities Supplementary Development Plan.

Kind regards

\*

\* Winterbrook Road

\*

Date: 05/05/2020

**Other Person Q**

From: \*  
 Sent: Monday, May 04, 2020 6:27 PM  
 To: Regen, Licensing  
 Subject:

I would like to make a representation in relation to the following 'revised' application :

Licence number:	872348
Trading name and address:	Peachy Goat 16 Half Moon Lane SE24 9HU
Ward:	Dulwich Village
<b>Applicant details</b>	
Applicant Name:	Oliver Sechi
<u>Previous Licence:</u>	<u><a href="#">870580</a></u>

I would like to object to the opening hours and the granting of a licence for music. My objection is specifically in relation to the hours for which the licence is requested and the hours for which indoor and outdoor music is requested. I would like to make a representation in relation to the following 'revised' application :

If the request was to be open for and play music within the premises during typical restaurant hours I would feel this was fully in keeping with creating a venue that could add to and contribute to the local community and area. As it stands the request brings no value to the local community, but rather ignores the make-up and nature of this primarily residential area with a high population of school children and older residents.

This is primarily a residential area with many young and school age families, the noise on every night until after midnight and until almost 2pm on a weekend is not reasonable in such an area – these are nightclub hours– this is a real and direct harm to the quiet sleep time needed by children and many working adults.

The noise carries very clearly in this area – we can hear the noise from the local pubs and from events in the park – sites all further away

There is mitigation offered in the application by way of signage and people trained to monitor noise in the vicinity. I am not sure how such training would work, and what becomes the 'vicinity' we live 2 streets away from the premises seeking the license and in the past have suffered from clubs on the Norward road ( even further away) – people park in the streets and make their way back to cars – there is no way this can be monitored or managed by the staff of the peachy goat

I am also concerned that the request for such late hours and music inside and out is not associated with a establishment where the focus is food, but rather to increase the sale and consumption of alcohol. This increases the likelihood of noisy exits and transit from the premises and is directly associated with an increase in local crime – petty crime, damage to gardens and cars.

The clientele for such an establishment would likely have to travel to the area and not be principally local residents – this further exacerbates the issues with people leaving the premises and making their way on a daily basis back to cars parked locally or to local transport hubs

There is also note in the application that ‘the accommodation limit for the premises shall not exceed 85 persons (including staff), and during any licensed entertainment on the premises all doors and windows shall remain closed (except for access or egress).’

This seems a large number of people for a small premise and to keep all doors and windows closed, especially in the summer would either be completely unrealistic or require extensive and no doubt highly un ecological and locally noisy air conditioning.

Overall this application is out of keeping with the area, it will create an undoubted noise nuisance and there are stated conditions (as highlighted) that seem unrealistic and unlikely to be adhered to or to make a real and meaningful difference. This is more akin to a nightclub and not a local restaurant!

I would like to object strongly to the application and for this objection to be duly noted and communicated to the relevant licencing committee

I am a local resident and my details to support this application are as follows:

\*

\* Winterbrook Drive

\*

**Other Person R**

**From:** \*

**Sent:** Monday, May 04, 2020 9:55 PM

**To:** Regen, Licensing

**Subject:** 872348 Trading name and address: Peachy Goat 16 Half Moon Lane SE24 9HU

Ward: Dulwich Village

Re Application 872348

Peachy goat

I wish to object to this licencing application as a local resident.

I live at \* Winterbrook Road.

I do not agree to the serving of alcohol past 11pm week nights and 12 midnight on Friday and Saturday. The playing of music outside is not in keeping with the area being predominantly residential. The late closing may cause a nuisance in the surrounding streets with many young families living in the properties.

The café was set up to serve food and the selling of alcohol should only be with food. Please take these representations into account. I fully support the representations sent to you by \* from \* Winterbrook Road.

My telephone number is \*.

Regards

\*

**Other Person S**

\* Half Moon Lane

\*

28<sup>th</sup> May 2020

Dear Southwark Licensing team

**Re licence application 872348 Peachy Goat, 16 Half Moon Lane, SE24 9HU**

We are near residents to the Peachy Goat Restaurant in Half Moon Lane. We would like to strongly object to the proposed changes to their licence as amended relating to their opening hours, sale of alcohol (10am – midnight or 1am Fri/Sat) and playing recorded music inside and outdoors (10.00am – midnight or 01.30am Fri/Sat).

- 1) Playing of recorded music outside 10am through to 1.30am (or even 10pm) could cause substantial nuisance to local residents and prevent them from enjoying their gardens and sleeping at night. It could potentially disturb wildlife such as nesting birds and will affect children who need to sleep regular hours.
- 2) Playing music inside the property until midnight or 1.30am at weekends could also be a disturbance as above depending on the volume. It is not clear that the building is sound proofed.
- 3) Allowing the opening hours to be extended to 1.30am in the morning will cause disturbance to the sleep of residents in the vicinity especially where alcohol has potentially been consumed over a long period. Residents would be likely to be woken by car doors slamming and loud conversation in the street as patrons leave the premises. Despite their good intentions the owners would not be able to prevent this.
- 4) There is a potential for the premises to be targeted by already inebriated clientele who have left other establishments like the Half Moon Pub and wish to carry on drinking. Again despite good intentions the owners would find this very difficult to control.
- 5) Furthermore there is a danger that young adults of school age would get sucked into staying out too late with ensuing damage to their performance at school.
- 6) Half Moon Lane is a residential street, not an area for night clubs which Peachy Goat would effectively become – there is a danger that allowing this type of licence would be the thin end of a wedge which would cause substantial problems of the night time economy such as those suffered recently around the corner on Norwood Road. We intend to support this restaurant but would feel very differently if the proposed music and alcohol licenses were changed in this way.

Yours faithfully,

\*

**Other Person T****From:** \***Sent:** Wednesday, May 13, 2020 6:51 PM**To:** Regen, Licensing**Subject:** Licence application 872348 Peachy Goat: Objection

From: \*, Stradella Road

Date: 13.05.20

Although I welcome the fact that the renewed application is for revised hours from the initial application, I still wish to object strongly on the grounds that the licensing of music indoors, and particularly outdoors, until midnight on most nights of the week and until 1am on Fridays and Saturdays would create nuisance for residents in the area and also be likely to keep children awake.

Although I live at the end of Stradella Road furthest from the premises, events in Brockwell Park have demonstrated that sound echoes all round the valley we are in and echoes off the railway arches significantly.

Lambeth Council has placed limits on late-night outdoor music in Brockwell Park to the benefit of all those who have to tolerate the sounds on the occasion of special events in the park. I urge Southwark to do the same in the case of this licence application, particularly in regard to outdoor music. If outdoor music is considered essential to the business, I suggest it should be limited to 10pm at the latest on any night of the week, and indoor music should not be allowed to penetrate beyond the premises, (via open windows or similar), after this time, and customers and staff at the premises should be asked to leave quietly.

**Other Person U**

**From:** \*

**Sent:** Thursday, May 28, 2020 8:40 AM

**To:** Regen, Licensing

**Subject:** Peachy Goat Application - Licence Number: 872348

Dear Licensing Southwark

I object to the application by Peachy Goat for the following reasons:

**Peachy Goat** opened in February this year as a modest coffee shop. The applicant and his partners appear to be inexperienced in the catering / restaurant / bar business. For example about three weeks after opening they decided to change the business model from vegan coffee shop to an upmarket vegan restaurant and now it seems the business is changing again. Peachy Goat are unlikely to have appropriate control over their new clientele. They don't know who the new clientele may be.

**No. 16 Half Moon Lane** is an unsuitable location for music to be played until late. Every nearby building except the Half Moon pub contains numerous residents on their first and second floors. The pub will have hotel residents. The premises above Peachy Goat are residential. There is a small openable area at the rear of No. 16 which will in warmer weather allow noise from the music to emanate southwards across neighbouring residential areas. The hours requested are unacceptable.

I hope you will take these objections into account. I am in favour of liberalisation and of young people doing new things in Herne Hill, but this application is deeply flawed. It seems to be part of an experiment with no focus.

Yours sincerely

\*

\* Stradella Road

28 May 2020

**Other Person V**

**From:** \*  
**Sent:** Monday, May 04, 2020 9:52 AM  
**To:** Regen, Licensing  
**Subject:** Representation

**Representation**

\*

\* Winterbrook Road

Email: \*

Today's date: 4<sup>th</sup> May 2020

**Application which I oppose:**

Licence number: 872348  
Trading Name: Peachy Goat  
Address: 16 Half Moon Lane SE24 9HU  
Ward: Dulwich Village  
Applicant name: Oliver Sechi

**Reasons why I object are based upon:**

## a) Prevention of crime and disorder

- Opening times beyond 11 pm selling alcohol attract disorderly customers, some coming out of the pub 50 meters away. It will increase substantially the probability of criminal activities nearby, including the dealing in illegal drugs.

## b) Prevention of public nuisance

- Music outside the premises is a nuisance at all times of the day, all days of the week. Music outside the premises after 8 pm is outrageous, any day of the week. In addition, putting tables and chairs to serve food or drinks outside the premises, on the public pavement, is another unacceptable nuisance for those, like my family which includes school age children, who frequently walk past the premises on the way to public transport and shops.

## c) Public safety

- Use of the crowded pavement in front of the premises, putting any tables or chairs for customer's use, represents a risk to public safety for citizens walking or jogging past who may well trip on the objects.

**Other Person W****From:** \***Sent:** Tuesday, May 05, 2020 10:47 PM**To:** Regen, Licensing**Subject:** Peachy Goat, 16 Half Moon Lane

Tuesday, May 5 2020

I firmly oppose the granting of the application on the grounds of -

- Prevention of crime and disorder: I am very concerned by the opportunity for violent crime in a small, local shopping parade in a predominantly quiet residential area by the grant of such a late alcohol and music licence. It is inevitable that there will be drunkenness caused or exacerbated by these two features.

- prevention of public nuisance: I am very concerned that noisiness and rowdiness will accompany the grant of such licences. Patrons never leave since facilities in a way that respects the premises' neighbours right to peace and quiet, especially past midnight, potentially every night and considerably past later on Fridays & Saturdays.

- public safety: I am concerned that such premises always become uncomfortably hot especially in the summer months and patrons inevitably try to open windows and doors to let in fresh air, thereby releasing noise nuisance to neighbours. On the other hand, I am concerned that if patrons are unable to ventilate the premises (in the absence of first class air-conditioning facilities which are injurious to climate change objectives, I would suggest) patrons may feel claustrophobic and unwell.

- protection of children from harm: I am concerned that such licensed premises would be a considerable attraction for minors. It would seem that no door policy adequately prevents the 'successful' and widespread use of 'fake IDs' by children. Obviously it would be potentially harmful for drunk or sober children to mix with intoxicated adults at any time of day or night, let alone [at 12.30 am](#) on Sunday- Thursday & 1.30 am on Fridays & Saturdays.

I ask that my objections are taken into account when the application falls to be considered.  
Thank you,

\*

\*Winterbrook Road

**Other Person X**

Senders Email Address:\*

Message:

Dear Southwark Licensing Team

We wish to strongly object to the following licence application:

Licence number: 872348

Trading name and address: Peachy Goat

16 Half Moon Lane

SE24 9HU

Ward: Dulwich Village

Applicant details

Applicant Name: Oliver Sechi

Previous Licence: 870580

The application basis:

Premises (Major variation to increase opening hours Sun to Thurs: 10:00 - 00:30 Fri and Sat: 10:00 - 01:30 Add/change recorded music to indoors and outdoors: Sun to Thurs 10:00 - 00:00 Fri and Sat: 10:00 - 01:00 Extend sale of alcohol hours: Sun to Thurs: 10:00 - 00:00 Fri and Sat: 10:00 - 01:00)

Basis for our objections:

We have lived at 32 Half Moon Lane (which is less than 100 m from the premises) since 1995.

We have experienced cycles of licences being granted to premises nearby – all know to the authorities – where licence extensions after midnight for opening, serving alcohol and playing of indoor and outdoor music have occurred.

Without exception, when the premises involved have been operating after midnight we find that there is a significant increase in the occurrence of noise, disorder, and anti-social behaviour on the pavement outside our home. The occurrence of broken bottles, rubbish dumped in garden and driveway, and urination in our front garden area plus attacks on parked cars in our driveway, all increase. Our sleep is regularly interrupted. Babies are woken. The list is long and a simple direct consequence of the licencing of premises after midnight in what is a predominantly residential area.

We have eaten at the premises involved and are delighted to support it commercially if they operate as a normal restaurant but we will be also be enthusiastic to organise a local boycott of the premises by residents if they persist with this unwise and inconsiderate licence application. It is the height of bad neighbourliness. It is very disappointing as we all welcomed the return of a good eating place to the area.

So the basis for our objections is three fold:

1. Granting the application will increase crime and disorder in Half Moon Lane.
2. Granting the application will increase the instances of public nuisance in Half Moon Lane.
3. Granting the application will endanger public safety in Half Moon Lane

Given the clear past evidence of occurrences of these issues when licences for operation of such premises embedded in a residential area and operating after midnight are granted, the Council should have no hesitation in rejecting the application.

Our details are:

\*

\* Half Moon Lane

**Other Person Y**

**From:** \*

**Sent:** Monday, May 04, 2020 5:11 PM

**To:** Regen, Licensing

**Subject:** Application from the Peachy Goat, 16 Half Moon Lane

Monday 4 May 2020

Dear Sirs

I'm writing to record my objection to the revised planning application from Oliver Sechi at the Peachy Goat, 16 Half Moon Lane. My objections are based on the fact that having a bar with music playing inside and outside until gone midnight seven days a week is completely unsuitable for this residential area, and will majorly affect our sleep and quality of life. We live almost directly opposite the Peachy Goat and while it is a great restaurant, this is not the right place for a noisy bar, with people coming and going.

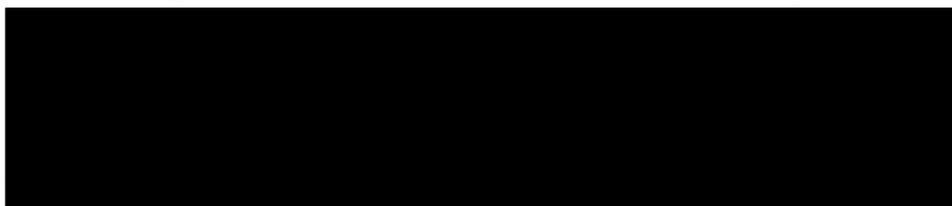
I hope these objections will be taken into consideration.

Yours faithfully

\*

\* Half Moon Lane

## Other Person Z



Southwark Licensing Team  
Regulatory Services  
3rd Floor Hub 1  
PO Box 64529  
London  
SE1P 5LX

Date: 19 May 2020

Sent by email to 

Licence Number: 872348

Dear Sir/Madam

We wish to object to the licencing application 872348 for Peachy Goat to extend their licence such that

licensed hours for opening will finish at 01:30 on Friday and Saturday and 00:30 on other days

use of recorded music will be both outside as well as inside and will finish at 01:00 on Friday and Saturday and 00:00 on other days

sale of alcohol to be consumed on the premises will finish at 01:00 on Friday and Saturday and 00:00 on other days

Our objections are based on the following:

1 We live very close to the premises and are very likely to be affected by the extended licence. We are already affected by people leaving the Half Moon Pub who walk down our street on their way home. We expect that people leaving the Peachy Moon will also walk home down our street. We can hear music played outside in Herne Hill from our garden and our house so we are also affected by noise pollution from businesses in Herne Hill. We expect that people leaving as late as 01:30 will have consumed significant quantities of alcohol and this will lead them to talk loudly on the street, waking us up and disturbing our sleep. We have also had instances of people coming from Herne Hill who urinate in our garden and this is an additional risk we do not want to face from people coming from Peachy Goat.

2 The extension of the licence will likely increase the amount of crime and disorder in Herne Hill. It is a well established fact that much crime and disorder is associated with alcohol consumption. Extending the licenced hours will increase alcohol consumption and this will lead to increased crime and disorder.

3 The extension of the licence will be a major public nuisance. The nuisance will arise because

A there will be music played outside at all times of the day and half the night. We live in a peaceful and quiet residential street. We can hear music being played from as far away as Brockwell Park and this really spoils our enjoyment of our house and garden. If outside music is allowed in Peachy Goat, which is much nearer to us than Brockwell Park, then this will be a major nuisance.

B People leaving the premises will have consumed a lot of alcohol. This leads to very annoying behaviour, specifically:

Talking loudly and disturbing sleeping residents

Urination in public and private spaces. Specifically we have had instances of people urinating and defecating in our front garden when they come from licenced premises in Herne Hill on their way home past our house.

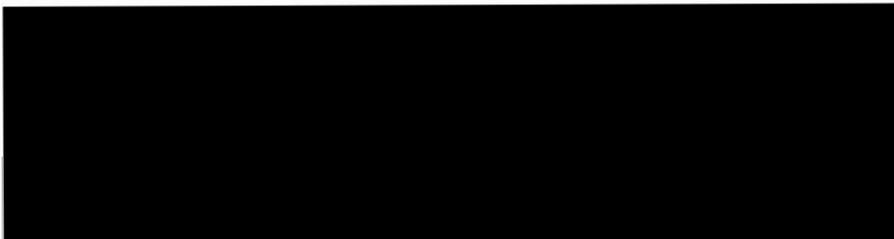
Aggressive and intimidating attitudes. It is well known that people who have consumed a lot of alcohol feel uninhibited and will indulge in aggressive and intimidating behaviour. We very much fear that if we are ever returning home after midnight we will encounter people emerging from Peachy Goat who will be under the influence of alcohol and act in an aggressive and intimidating manner.

I note that the current licence was only granted very recently – 10 December 2019. We don't believe the business circumstances can have changed in the five months since then and there can be no grounds for reviewing the licence after such a short interval.

We note also that the licence for the Half Moon Pub 857486 is much more restrictive than the licence requested by Peachy Goat. Specifically, there is no licence for outside music and sale of alcohol is licensed only until 23:00 (00:00 on Fridays and Saturdays). If the licence is granted to Peachy Goat then the Half Moon Pub may also be expected to request such a licence. The council would have already set the precedent with the Peachy Goat licence. This would extend the risks to crime and disorder and the risk to public nuisance explained above.

Please take these considerations into account. They affect not only us but many residents in Half Moon Land itself and in nearby residential streets. We strongly urge you to reject the licence application.

Yours faithfully



**Other Person A1****From:** \***Sent:** Monday, May 04, 2020 6:46 PM**To:** Regen, Licensing**Subject:**

Hello,

I'm writing with regards to the Peachy Goat on Half Moon Lane that wishes to acquire a license for serving alcohol and playing music outside until 1:30am. I live opposite and we really don't want more drunk people outside our house at 1:30 in the morning. It's just too late to be playing music loud and having drunk people shouting at each other is really hard on people with anxiety who are trying to sleep. Please consider the mental health of those who already struggle with getting enough rest.

Kind regards,

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