

06/02/2017

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

Ref No. 760164

Name of Applicant

Please enter the name(s) who is applying for a premises licence under section 17 of the Licensing Act 2003 and am making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

	The Arbuthnot Group Ltd
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Premises Details

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

£	6700
	Band D and E only applies to premises which uses exclusively or primarily for the supply of alcohol for consumption on the premises
	No

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

Address Line 1	CLAYTON ARMS
Address Line 2	1 CLAYTON ROAD
Town	LONDON
County	
Post code	SE15 5JA
Ordnance survey map reference	
Description of the location	
Telephone number	

Applicant Details

Please select the capacity in which you are applying to convert your existing licence

	a person other than an individual (limited company, partnership, etc)
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If you applying as an individual or non-individual please select one of the following:-

	I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
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Other Applicants

Personal Details - First Entry

Name	The Arbuthnot Group Ltd
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Address - First Entry

Street number or building name	[REDACTED]
Street Description	[REDACTED]
Town	[REDACTED]
County	
Post code	[REDACTED]
Registered number (where applicable)	[REDACTED]
Description of applicant (for example, partnership, company, unincorporated association etc)	Company

Contact Details - First Entry

Telephone number	[REDACTED]
Email address	[REDACTED]

Operating Schedule

When do you want the premises licence to start?

	07/03/2017
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If you wish the licence to be valid only for a limited period, when do you want it to end?

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General description of premises (see guidance note 1)

	Public House over two floors with an outside area as more clearly set out on plans accompanying the application
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Please select the range of the number of people expected to attend the premises at any one time.

	Less than 5000
If 5,000 or more people are expected to attend the premises at any one time. Please state the number expected to attend	

Operating Schedule part 2

What licensable activities do you intend to carry on from the premises?

	(Please see sections 1 and 14 of the Licensing Act 2003 and schedule 1 and 2 to the Licensing Act 2003)
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Provision of regulated entertainment

	b) films
	c) indoor sporting events
	f) recorded music

Provision of late night refreshment

	i) Late night refreshment
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Supply of alcohol

	j) Supply of alcohol
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B- Films

Will the exhibition of films take place indoors or outdoors or both? (Please read guidance note 2)

	Indoors
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Please give further details here (Please read guidance note 3)

	N/A
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Standard days and timings for Films (Please read guidance note 6)

Day	Start	Finish
Mon		
	10:00	00:00
Tues		
	10:00	00:00
Wed		
	10:00	00:00
Thur		
	10:00	00:00
Fri		
	10:00	00:00
Sat	00:00	02:00
	10:00	00:00
Sun	00:00	02:00
	10:00	00:00

State any seasonal variations for the exhibition of films (Please read guidance note 4)

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Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed. (Please read guidance note 5)

	The hours for licensable activities and opening times shall be extended from the end of authorised hours on New Year's Eve until the start of hours on New Year's Day and see proposed conditions 4,5 and 6 accompanying the application.
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C - Indoor Sporting Event

Please give further details here (Please read guidance note 3)

	N/A
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Standard days and timings for Indoor Sporting Events (Please read guidance note 6)

Day	Start	Finish
Mon		
	10:00	00:00
Tues		
	10:00	00:00
Wed		
	10:00	00:00

Thur		
	10:00	00:00
Fri		
	10:00	00:00
Sat	00:00	02:00
	10:00	00:00
Sun	00:00	02:00
	10:00	00:00

State any seasonal variations for indoor sporting events (Please read guidance note 4)

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Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed. (Please read guidance note 5)

	The hours for licensable activities and opening times shall be extended from the end of authorised hours on New Year's Eve until the start of hours on New Year's Day and see proposed conditions 4,5 and 6 accompanying the application.
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F - Recorded Music

Will the playing of recorded music take place indoors or outdoors or both? (Please read guidance note 2)

	Indoors
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Please give further details here (Please read guidance note 3)

	N/A
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Standard days and timings for Recorded Music (Please read guidance note 6)

Day	Start	Finish
Mon		
	10:00	00:00
Tues		
	10:00	00:00
Wed		
	10:00	00:00
Thur		
	10:00	00:00
Fri		
	10:00	00:00
Sat	00:00	02:00

	10:00	00:00
Sun	00:00	02:00
	10:00	00:00

State any seasonal variations for playing recorded music (Please read guidance note 4)

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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 5)

	The hours for licensable activities and opening times shall be extended from the end of authorised hours on New Year's Eve until the start of hours on New Year's Day and see proposed conditions 4,5 and 6 accompanying the application.
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I - Late Night Refreshment

Will the provision of late night refreshment take place indoors or outdoors or both? (Please read guidance note 2)

	Both
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Please give further details here (Please read guidance note 3)

	N/A
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Standard days & timings for Late night refreshment (Late night start time is from 23.00, see guidance notes 6)

Day	Start	Finish
Mon		
	23:00	00:00
Tues		
	23:00	00:00
Wed		
	23:00	00:00
Thur		
	23:00	00:00
Fri		
	23:00	00:00
Sat	00:00	02:00
	23:00	00:00
Sun	00:00	02:00
	23:00	00:00

State any seasonal variations for the provision of late night refreshment (Please read guidance note 4)

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Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed. Please list, (Please read guidance note 5)

	The hours for licensable activities and opening times shall be extended from the end of authorised hours on New Year's Eve until the start of hours on New Year's Day and see proposed conditions 4,5 and 6 accompanying the application.
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J - Supply of Alcohol

Will the supply of alcohol be for consumption (Please read guidance note 7)

	Both
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Standard days and timings for Supply of alcohol (Please read guidance note 6)

Day	Start	Finish
Mon		
	10:00	00:00
Tues		
	10:00	00:00
Wed		
	10:00	00:00
Thur		
	10:00	00:00
Fri		
	10:00	00:00
Sat	00:00	02:00
	10:00	00:00
Sun	00:00	02:00
	10:00	00:00

State any seasonal variations for the supply of alcohol (Please read guidance 4)

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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 5)

	The hours for licensable activities and opening times shall be extended from the end of authorised hours on New Year's Eve until the start of hours on New Year's Day and
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	see proposed conditions 4,5 and 6 accompanying the application.
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Please upload the consent form completed by the proposed premises supervisor

	Clement-Ogbonnaya-Consent-Form.pdf
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Premises Supervisor

Full name of proposed designated premises supervisor

First names	Clement
Surname	Ogbonnaya

Address of proposed designated premises supervisor

Street number or Building name	██████
Street Description	██████████
Town	██████
County	
Post code	██████

Personal licence number of proposed designated premises supervisor, if any,

Personal licence number (if known)	██████
Issuing authority (if known)	██████████

K

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 8)

	N/A
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L - Hours premises are open to public

Hours premises are open to the public (standard timings Please read guidance note 6)

Day	Start	Finish
Mon	00:00	00:30
	08:00	00:00
Tues	00:00	00:30

	08:00	00:00
Wed	00:00	00:30
	08:00	00:00
Thur	00:00	00:30
	08:00	00:00
Fri	00:00	00:30
	08:00	00:00
Sat	00:00	02:30
	08:00	00:00
Sun	00:00	02:30
	08:00	00:00

State any seasonal variations (Please read guidance note 4)

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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 5)

	The hours for licensable activities and opening times shall be extended from the end of authorised hours on New Year's Eve until the start of hours on New Year's Day and see proposed conditions 4,5 and 6 accompanying the application.
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M - Steps to promote four licencing objectives

a) General - all four licensing objectives (b,c,d,e) (Please read guidance note 9)

	Please see presentation and conditions enclosed with this application.
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b) the prevention of crime and disorder

	Please see presentation and conditions enclosed with this application.
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c) public safety

	Please see presentation and conditions enclosed with this application.
--	--

d) the prevention of public nuisance

	Please see presentation and conditions enclosed with this application.
--	--

e) the protection of children from harm

	Please see presentation and conditions enclosed with this application.
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Please upload a plan of the premises

	Premises-Plans.pdf
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Please upload any additional information i.e. risk assessments

	Presentation-and-Proposed-Conditions.pdf
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Checklist

	I have enclosed the plan of the premises. 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.
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Declaration

I agree to the above statement

	I agree
PaymentDescription	██████████
AuthCode	██████
LicenceReference	██████████
PaymentContactEmail	

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.

CONDITIONS PROPOSED WITH APPLICATION

MANDATORY CONDITIONS

All mandatory condition

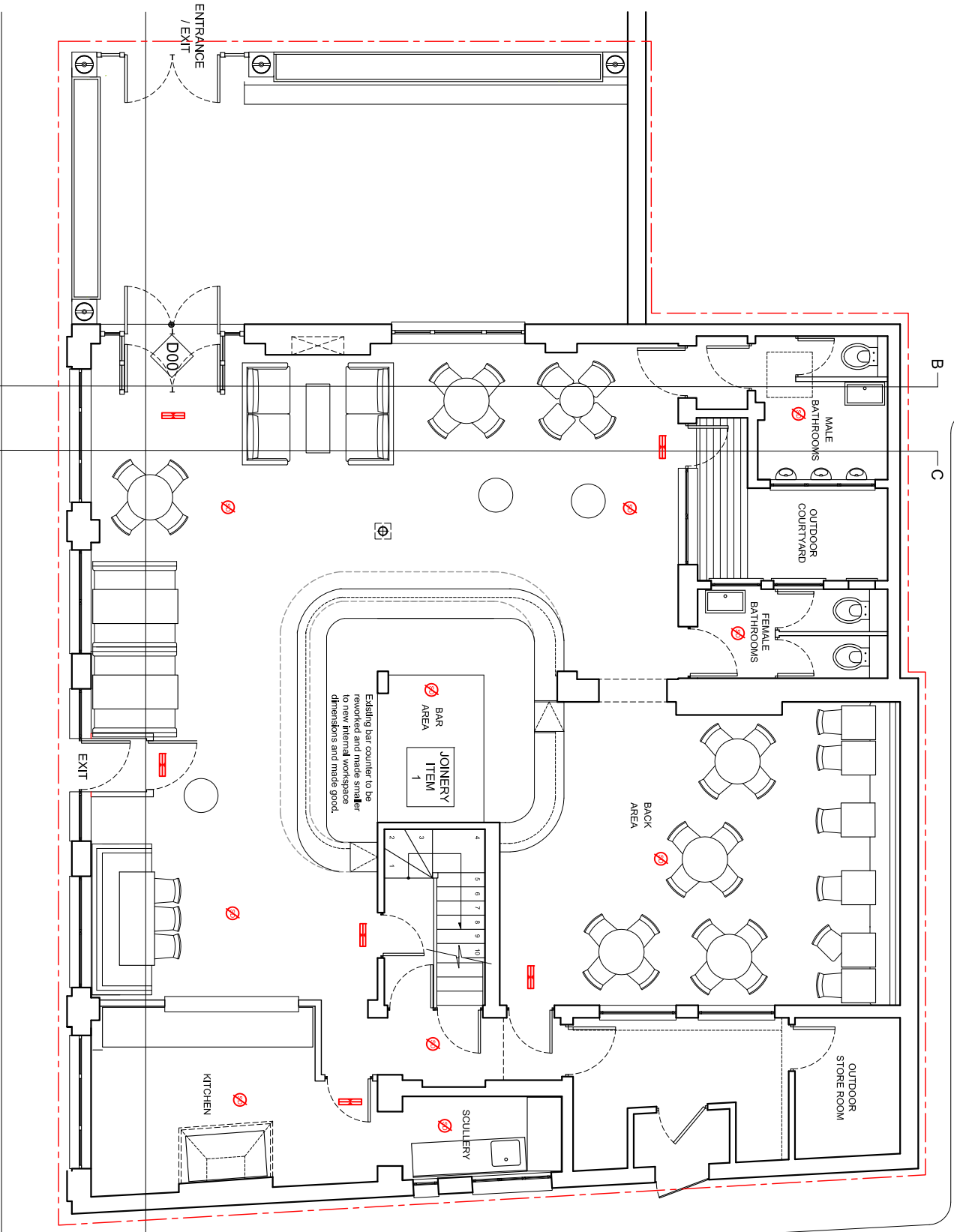
1. Alcohol shall not be sold or supplied except during permitted hours. In this condition permitted hours means the hours stated elsewhere on this licence and on New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).
2. No statutory regulations for music and dancing shall apply so as to require any licence for the provision in the premises of public entertainment by the reproduction of wireless (including television) broadcasts or of programmes included in any programme service (within the meaning of the Broadcasting Act 1990) other than a sound or television broadcasting service, or of public entertainment by way of music and singing only which is produced solely by the reproduction of recorded sound is permitted.
3. This licence provides for the provision of private music and dancing entertainment that is promoted for private gain;
4. This licence allows for the premises to be open for non standard timings at the times stated on: Easter Monday 1000 - 0100 hours, Christmas Eve 1000 - 0100 hours (or 02:00 if on Friday and Saturday), Christmas Day 1000 – 0100 (or 02:30 if on Friday and Saturday) hours Boxing Day 1000 - 0100 hours (or 02:30 if on Friday and Saturday) 27 December 1000 - 0100 hours (or 02:30 if on Friday and Saturday), 2 January 1000 - 0100 hours (or 02:30 if on Friday and Saturday) Plus an additional hour on the day when British Summer Time commences
5. This licence allows for the premises for the sale or supply of alcohol for non standard timings as stated below on the following days: Easter Monday 1000 - 0100 hours Christmas Eve 1000 - 0100 hours (or 02:00 if on Friday and Saturday) Christmas Day 1000 - 0100 hours (or 02:00 if on Friday and Saturday) Boxing Day 1000 - 01 00 hours (or 02:00 if on Friday and Saturday) 27 December 1000 - 0100 hours (or 02:00 if on Friday and Saturday) 2 January 1000 - 0100 hours (or 02:00 if on Friday and Saturday) Plus an additional hour on the day when British Summer Time commences
6. This licence allows for the premises for the licensable activities and for non standard timings as stated below on the following days: Provision of regulated entertainment - Films, Indoor Sporting Events, Live Music and Recorded Music: and Provision of Entertainment Facilities - Making Music and Dancing Easter Monday 1000 - 0100 hours Christmas Eve 1000 - 0100 hours (or 02:00 if on Friday and Saturday) Christmas Day 1000 - 0100 hours (or 02:00 if on Friday and Saturday) Boxing Day 1000 - 0100 hours (or 02:00 if on Friday and Saturday) 27 December 1000 - 0100 hours (or 02:00 if on Friday and Saturday) 2 January 1000 - 0100 hours (or 02:00 if on Friday and Saturday) Plus an additional hour on the day when British Summer Time commences

7. A) The premises shall be effectively ventilated. B) Where the ventilation system is designed to maintain a positive air pressure within that part of the premises, that pressure shall be maintained whenever the public are present in that part of the premises.
8. A) Portable fire extinguishers shall be examined at least once a year and periodically tested in accordance with the current British Standard by a competent person and the date of such test shall be clearly marked on the appropriate extinguishers or on stout tabs securely attached to them. Extinguishers which incorporate an antifreeze agent shall be examined and recharged in compliance with manufacturer's instructions.
 - B) Where provided hydraulic hose reels shall be tested once a year to check that they are in working order and produce a satisfactory jet of water, and the test shall be recorded in a log book.
 - C) All testing of fire extinguishers and equipment shall be at the expense of the licensee.
9. A sufficient number of suitable receptacles with properly fitting covers shall be provided to the satisfaction of the Council for the purpose of receiving rubbish, dust and refuse from the premises; and all accumulations or collections of such rubbish, dust and refuse, unless immediately removed from the premises or destroyed, shall be placed in such receptacles and kept there until so removed or destroyed; provided that hot ashes, cinders or any other substances which, when in contact with flammable material, are likely to cause smoke or fire shall not be placed in the same receptacles as flammable rubbish or refuse. Such rubbish, dust and refuse shall be removed regularly from the premises. The receptacles shall be maintained in a clean and wholesome condition to the satisfaction of the Council and shall be kept in positions approved by the Council.
10. That all musicians and DJs must play electrically amplified music/audio/PA through a sound cut out device. The cut-out device shall be maintained at levels set to the satisfaction of the Council's Noise Team
11. That all doors and windows excepting any that may be required to be locked open for the purposes of means of escape, shall be kept closed whenever public entertainment is being provided upon the premises
12. That notices shall be displayed and announcements made requesting that customers leave the premises in a quiet and orderly manner
13. That no parts of the outside curtilage (ie the front garden) shall be used for events of a licensable nature or when events are in progress inside the premises
14. That there shall be no movement of musical or amplification equipment, to or from the premises, between the hours of midnight and 08.00
15. Staff will be trained in all aspects and objectives of the Licensing Law

16. The premises will co-operate with the police and participate in any Pub Watch or other equivalent scheme
17. Any noise from the licensable activities provided will be monitored in order to prevent nuisance
18. A zero tolerance policy towards illegal drugs will operate at all times
19. Only suitable entertainment will be provided when children are present
20. No person under 18 shall be admitted to any part of the premises where adult entertainment is provided
21. Any restrictions on the admission of children will be displayed outside the premises or relevant part thereof
22. (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).
23. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
24. (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.

25. 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,
26. 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.
27. A minimum of 1 SIA licensed door supervisors shall be on duty on Fridays and Saturdays from 10pm until close.



Scale: 1:100

PROPOSED GROUND FLOOR

Pre-Planning Construction

Planning As Built

Tender For Information Only

Contract Preliminary

Drawn: TT Checked:PP

Printed: 2017 02 03

Scale: 1:100@ A3

Client: **The Arbutnot Group**

Project: **Clayton Road**

Se15 5JA

Title: **FIRE CONTROL
GROUND FLOOR**

No. **P 119** Rev. **B**

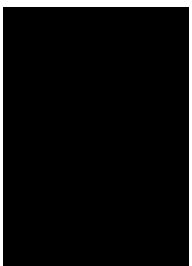
Licensable activities may take place anywhere within the red line. The position of any loose furniture is shown for diagrammatic purposes only. The location of fire equipment is shown as is on the date hereof but may be moved in consultation with the fire officer - 06/02/2017

— Licensable Area

Architecture | Interior Design | Product
Planning | Project Management

PLANNING

Do not scale from this drawing. Contractor to take and check all dimensions on site before work commences. Discrepancies to be reported to architect. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture. This drawing is copyright.



- Pre-Planning
- Planning
- Tender
- Contract
- Construction
- As Built
- For Information Only
- Preliminary

Drawn: TT Checked:PP

Printed: 2017 02 03

Scale: 1:100@ A3

Client: **The Arbutnot Group**

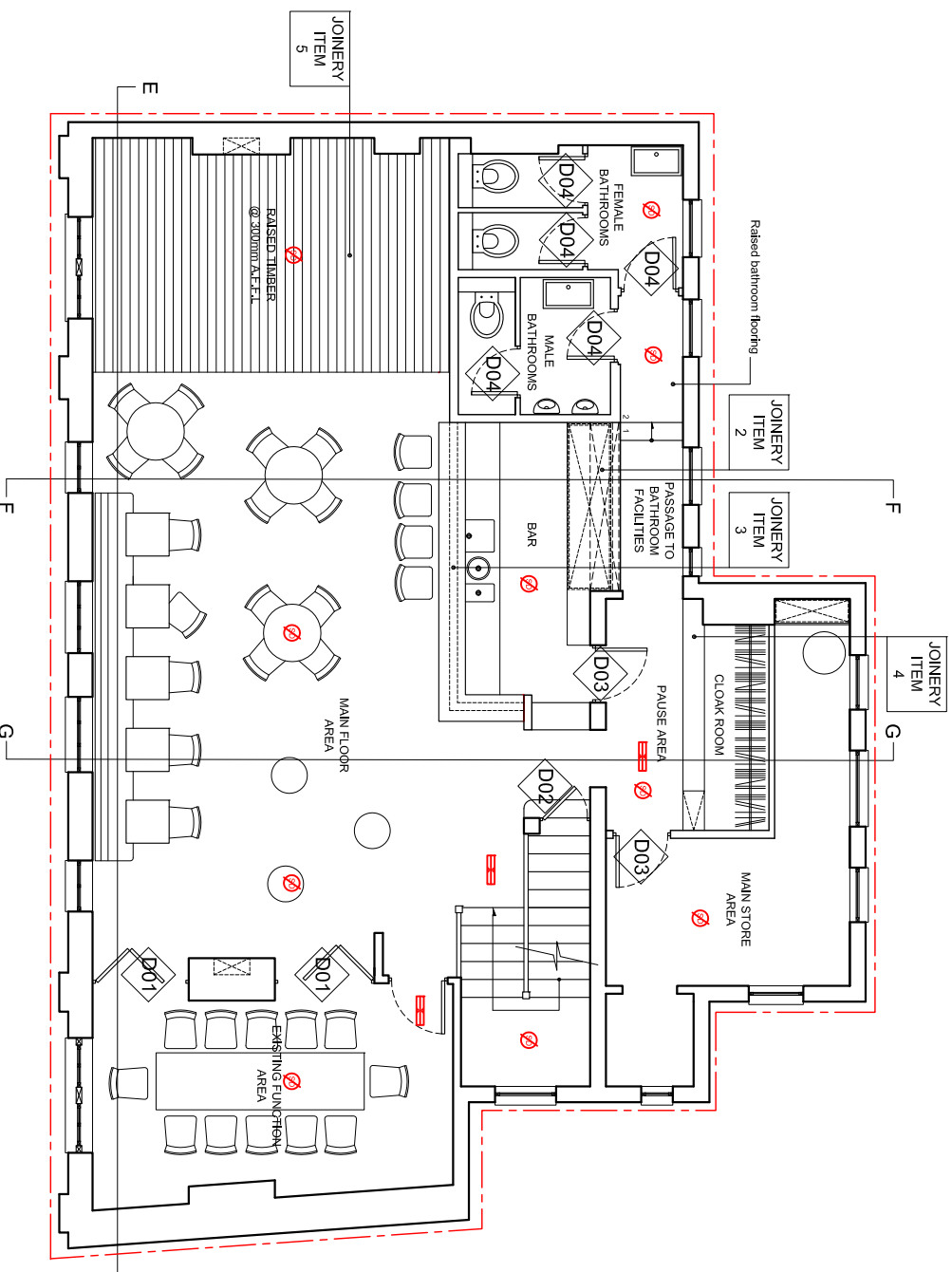
Project: **Clayton Road
Se15 5JA**

Title: **FIRE CONTROL
FIRST FLOOR**

No. **P 120** Rev. **B**

Licensable activities may take place anywhere within the red line. The position of any loose furniture is shown for diagrammatic purposes only. The location of fire equipment is shown as is on the date hereof but may be moved in consultation with the fire officer - 06/02/2017

Licensable Area



Scale: 1:100
PROPOSED FIRST FLOOR

PLANNING

Do not scale from this drawing. Contractor to take and check all dimensions on site before work commences. Discrepancies to be reported to architect. Subcontractors to verify all dimensions on site before making shop drawings or commencing manufacture. This drawing is copyright.

Architecture | Interior Design | Product
Planning | Project Management

THE CLAYTON

1 CLAYTON ROAD



SUPPORTING DOCUMENTATION FOR
APPLICATION

APPLICATION

The applicant is currently in the process of acquiring the premises and will be looking to make a considerable investment to tidy up the premises and bring the premises up to date. The application looks to seek a slight extension on the hours and to regularise the first floor.

The applicant has met with the responsible authorities prior to submitting the application in the spirit of partnership and has tried to take on as many of their points as possible.

The application looks to improve upon the offering currently at the premises and to ensure that the building is managed properly. The applicant has put the presentation together to show the nature and quality of the proposed premises.

The Clayton concept will be dedicated in delivering excellent hospitality as well as the highest levels of management to promote the four licensing objectives.

The team will deliver:

- High levels of knowledge and understanding of the licence and the conditions.
- The best hospitality over service.
- The freshest and most seasonal ingredients to complement their food and where possible sourced locally.
- Excellence, the overriding strategy:

The applicant understands that good neighbourliness is the key to a successful business and will ensure that business complements the area.

Further submissions will be provided at the Licensing Sub Committee hearing if a hearing is required.

MR CLEMENT OGBONNAYA



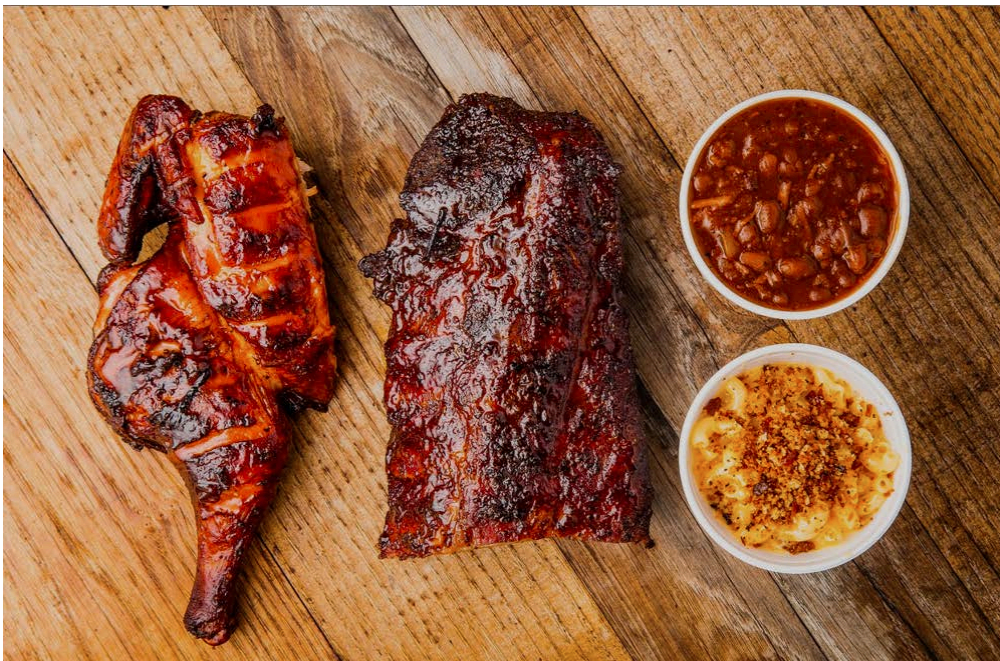
The man behind The Clayton is Mr Clement Ogbonnaya. He is passionate about delivering the highest standards and ensuring that people get the best service.

He has years of running and managing events and has established good relationships with well known brands organising and managing key events including, Selfridges and Co., Next, New Look and Nike. Internationally he has helped with the Red Ribbon Ball a project in Kuala Lumpur and has worked for and alongside very well known licensed premises.

This will be Clement's first venture into owning his first premises after helping others run their successfully. He will be funding the project himself and he will make sure that the premises is run to promote the four licensing objectives.

THE FOOD AND DRINK

The premises will remain true to its public house values but with an increase in food offering. The premises will specialise in British modern dishes with middle eastern influences. The menu will be seasonal and so far as possible locally sourced. There will be a focus on healthy eating. Sample of food:-



The focus will be on the customer experience with everything steeped in hospitality. Every customer will be greeted on entry. The focus is on quality and not quantity. There will be non-alcoholic drinks and alcohol drinks available and during the day the premises will be family friendly. We expect the premises to be a real community public house. In addition to the usual drinks staples, the premises will offer carefully selected drinks from micro breweries It is important to the applicants values to support local business.