

From: Newman, Paul
Sent: Wednesday, August 23, 2017 3:49 PM
To: Regen, Licensing
Cc: [REDACTED]
Subject: CLF Arts Lounge 12A station parade Peckham EPT Ref 859732 (deadline 28 August 2017)

EPT wish to make the following representations about the application for this new premises licence in the Peckham area;

1. Representation on the grounds of cumulative impact of public nuisance and crime and disorder in the Peckham CIP area

The application is for a new licence within the Peckham Cumulative Impact Policy area. [Statement of Licensing Policy](#) explains the purpose of the CIP areas, and says (section 6, pages 32-36) that parts of Southwark have reached saturation point in respect of licensed premises, and data analysis shows that in these areas, the benefits of the night time economy begin to be outweighed by health impacts, loss of amenity, and costs of excessive alcohol consumption, crime and disorder. It further says (paragraph 134 page 35), that a CIP policy is considered appropriate and necessary in the Peckham area.

If the application is to be granted or part granted, then under the policy (paragraph 119 page 33), the applicant needs to demonstrate to the Licensing Sub Committee that the application will not, if granted or part granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

As stated in the support documents, we believe that The CLF Art Lounge will answer all 4 licensing objectives and have a positive impact on the local and surrounding area. Making it safer and cleaner. Also: Pls see attached Licensing Objectives Doc. Cleaning up and managing an area that currently has issues of crime and disorder due to lack of activity.

Our plan to run a successful food and beverage driven art lounge that offers subtle sophisticated entertainment to it's diners in a well managed and safe environment. Cleaning up and continually managing and monitoring both internal and (importantly) external spaces to offer better security and a safer better lit CCTV monitored space (especially at night) in Station Square.

IMPORTANT: When looked at this project as a Lounge bar and restaurant, issues of potential for crime and disorder are reduced significantly. Again pls see support doc for description of CLF Art Lounge which has no intention of operating as a Night Club. Food and fine drinks at it's core.

We are also more than willing to amend our regulated entertainment hours. As per below

This application does not appear to exhibit any of the example characteristics that may demonstrate there will be no impact listed in paragraph 140, page 36.

In these circumstances, EPT are of the view that the licence, if granted, will increase footfall in the late night economy of patrons associated with alcohol licensed premises, and this will have a negative cumulative impact on public nuisance and crime and disorder within the Peckham CIP area.

We feel that the location of the venue is perfect to cater to an already busy commuting community that utilise Peckham Rye Station by the tens of thousands daily. They currently have little options when it comes to food, a coffee or somewhere to sit and catch their breath and I think that we will answer that need.

Evenings / Nights are different. Being a Peckham resident for 15 years (Choumert Rd near station way) and owner of one of Southwarks largest capacity art venues, I know the area well and night times, Station Way is like a ghost town and not safe for those who use it. We believe that by opening The CLF Art Lounge and renovating internally, cleaning + santising and repainting externally + operating a security system with both CCTV and SIA registered security with all day cleaning - will go a long way to creating a safer atmosphere at night. Furthermore it will cater to those people struggling for anywhere to eat or relax in Peckham, which has a huge shortage of places to dine or relax. Making it fair to say that the opening of The CLF Art Lounge, would decrease crime and disorder issues as it would cater to people already in the area, not add to it.

Patron management

As you will see from the submitted venue plans, the CLF Art Lounge has a long wide staircase at it's 4a Station Way main entrance. With 12a Station Way rear entrance used as fire exit. Said 4a staircase easily able to accommodate around 50+ people, meaning that customers can be queued internally before entering the 1/F space, creating zero issues in terms of impact of people coming to the 100 capacity (including staff) seated CLF Art Lounge restaurant and bar and surrounding area. Note: Staircase also allows for customers to be searched pre entry (weekends after 22.00hrs) before they enter the premises at ground level. Adding additional security at night.

Easy Exit / controlled dispersal

The use of both staircases during exiting of customers (which head to 3 different streets, Rye Lane, Blenheim Grove or Holly Grove) will also making it easier to exit customers in different directions, so easing issues of over saturation. As Peckham Rye Station closes a little after midnight (where the area is deserted) and due to the small number of diners / patrons - ease of access and egress should increase further during the evenings. Hence I believe that the well-managed system we will implement and the type of business we intend to run will have no negative impact on public nuisance and crime and disorder and will make the area safer.

Note: there are also no residential neighbours

The CLF Art Lounge will not on the whole increase traffic to the area, only during late eve/early mornings. (Times where the area is empty) and will be managed by security and monitored by CCTV - by people used to running large spaces for a 1000+ people. (With no entry or re-entry after 02.00hrs Friday + Saturday) Our experience and proven track record in Peckham speaking volumes with regards to keeping people safe.

So and as stated I believe that the art lounge will be highly beneficial to Station Way and will improve security and offer a much needed service to cater to an existing local base of people looking for somewhere to eat and relax.

2. Representation on the grounds of excessive hours in Peckham Major Town Centre

In addition to the presumption against grant of a new licence in Peckham CIP area, the application does not comply with the hours policy set out on pages 37-39, with particular reference to the table on page 39.

The applicants seek

- Supply of alcohol on the premises
- Plays, Films, and performances of Dance
- Live music until 4am on Fridays and Saturdays (***Happy to make this earlier in line with a 03.00 close on Fri + Sat – Namely 02.30 Fri + Sat, 23.30 Mon – Weds, 00.30 Thursdays***)
- Recorded music until 4am on Fridays and Saturdays (***Background Music will be our main source of recorded music with occasional entertainment. Happy to make regulated entertainment music earlier as per above***)
- Late Night refreshment

all until 4am on Fridays and Saturdays (and 5am August Bank Holiday, 6am New Years Eve);

As mentioned happy to make eg regulated entertainment 30 mins earlier than terminal hour. Also happy to amend opening hours til 03.00 Fridays + Saturdays, (4am August bank Holidays and 5am New Years Eve)

If granted sui generis planning consent to operate as a nightclub, hours for licensable activities should be limited to 03.00 Friday and Saturday, 01.00 Monday to Thursday, and midnight on Sundays.

Even though The CLF Art Lounge is a restaurant, cocktail bar and lounge that predominantly will use background music and provide regulated entertainment that again, on the whole will be secondary to food and conversation, if you still feel the need to classify us as a Nightclub???? We would be willing to Close as proposed.

00.00 hrs Sunday to Wednesdays, 01.00hrs Thursday, and 03.00 Friday and Saturday,

Without sui generis planning consent to operate as a nightclub, then any cinema and theatre element should be licensed to no later than 02.00 daily, and the supply of alcohol should be restricted to bona fide cinema and theatre patrons after the closing hours for drinking establishments, which are midnight on Friday and Saturdays, 23.00 on other days.

As per the attached CLF Art Lounge Doc, our main activities will be dining, lounging and drinking supplemented by occasional entertainment for diners (lounge singer, poets, romantic films, comedians etc), hence and taking into consideration all of the above we would be happy to settle for the following;

00.00hrs Sunday to Wednesdays, 01.00hrs Thursday, 03.00hrs Friday and Saturday,

Live and recorded music should be granted in line with alcohol licensed hours, not including any alcohol licensed hours that are restricted to cinema and theatre patrons, unless such music is incidental to a genuine theatre (including a performance of dance), or cinema production.

All forms of entertainment will be curated to entertain diners and lovers of cocktails in the lounge, with all pre recorded and performed entertainment performed primarily as background music for diners at all times, so and again the proposed hours above work to achieve this with a small addition to cover things that may be deemed Theatre, Comedy etc. Namely

***00.00 Monday to Wednesdays, 01.00 Thursdays, 03.00 Friday and Saturday,
With regulated entertainment (Films, Comedian, Jazz Trio etc) finishing no later than 23.30
Sunday to Wednesday, 00.30 Thursday and 02.30 Friday and Saturday,***

EPT do not have any objections to the provision of late night refreshment at any time that the premises are authorised to be open to the public.

Great. Thank you. As long as we can agree to go with your proposed above hours, as it's important that a place that is part supper club, offers food and fine drinks til late.

In these circumstances, EPT are of the view that the licence, if granted, will increase the negative cumulative impact on public nuisance and crime and disorder especially in the hours later than those specified as appropriate in the statement of licensing policy.

As stated, we feel that this statement is contrary to the reality of the situation. If granted, we believe that The CLF Art Lounge will operate in a way that will offer more rather than less security and will decrease crime and disorder, decrease public nuisance and improve further Peckham's glowing reputation as a centre for arts, creativity and now Food. The addition of The CLF as a business in this location is necessary, as Station Way needs to join the 21st century today. Hence the new Station Square project.

I believe we can get the Station Way Area area clean, clear, sanitised and operating at its full potential soonest. Offering a safer 'monitored' and 'secure' internal and external space for the local and wider community. Especially at night, in areas where there is little activity - where crime and disorder is an issue in Peckham. The CLF Art Lounge would change that - offering better security and an improved welcome to Peckham. Making the area Safer, decreasing crime and public nuisance + making Peckham a cleaner and better place.

Kind regards

Paul Newman

Principal Environmental Health Officer

Postal address: Southwark Council | Environmental Protection Team | Regulatory Services | 3rd Floor Hub 1 | PO Box 64529 | London | SE1P 5LX.

Office address (By appointment only) : Southwark Council | Environmental Protection Team | Regulatory Services | 3rd Floor Hub 1 | 160 Tooley Street | London | SE1 2QH

Tel: 020 7525 3551 | Fax: 020 7525 5705 | e mail: paul.newman@southwark.gov.uk

Thanks for your time + I look forward to hearing from you soon re the above / attached.

With thanks,

All the best,

Mickey Smith

[REDACTED]

[REDACTED]

[REDACTED]

From: Graham.S.White@met.pnn.police.uk [<mailto:Graham.S.White@met.pnn.police.uk>]
Sent: Thursday, August 24, 2017 2:04 PM
To: Regen, Licensing
Cc: Franklin, David
Subject: Art Lounge, 12a Station way

Please find attached the police response to the above application.

Regards

PC Graham White 288MD

*Southwark Police Licensing Unit
323 Borough High Street
London
SE1 1JL*

Tel: 0207 232 6756 (726756)

SouthwarkLicensing@met.police.uk
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Tel: 020 7232 6756

Email: SouthwarkLicensing@met.police.uk

Our reference: MD/21/ 3008/17

Date: 24th August 2017

Dear Sir/Madam

Re:- CLF Art Lounge, 12a Station Way, London, SE15 4RX

Police are in possession of an application from the above for a new premises licence. The application describes the operation as an Art Lounge but would appear to be a multi-use space with bar and kitchen available for private hire.

The premises falls within the Peckham cumulative Impact Zone (CIZ) and the Peckham Major Town centre area as set out within the Council Licensing policy.

The times applied for are outside that recommended within the policy even for that of a Night club. From what is described within the application, the licensable activities

applied for and the control measures offered with the operating schedule the venue could operate as a night club and as such the police would like to see control measures suitable for a night club and the hours as recommended within the policy if granted by the Licensing sub-committee.

COMMENT: As per attached CLF Art Lounge Doc, The venue will operate as a fine food lounge bar and supper club. Although we will provide regulated entertainment that will be utilised to entertain diners in the seated venue, we are not, or should not be confused with a night club and are happy to put reasonable measures in place to ensure that our activities are as described. Namely;

A day to night restaurant and bar with supplementary entertainment for patrons.

If consideration is given to the granting of a premises licence with hours of operation similar to those as per the application, a significant number of control measures would be required in order to address the promotion of the licensing objectives.

Agreed and happy to devise the correct plan for our venue

1. The premises will install a CCTV system and maintain this system in good working order, the system will be of evidential quality in all lighting conditions and should be able to capture a clear facial image of all persons that enter the venue. All public areas will be covered including the bar and smoking areas. That all CCTV footage shall be kept for a period of thirty one (31) days and shall, upon request, be made immediately available for inspection to Officers of the Police and the Council

1. Agreed

2. There shall be at least one member of staff on duty at all times the premises are in operation under its licence trained and proficient in the operation of the CCTV system capable of operating and retrieving footage on request of the Police or other authorised officer.

2. Agreed

3. The premise will employ a minimum of 3 SIA registered door supervisors, one of whom shall be female. They will be employed each night the premises are in operation under the premises licence when the terminal hour is after 0030hrs and will be on duty to receive patrons 21:00. They will be provided with and will use electronic search wands in respect of the search of all persons who wish to enter the premises. This includes all DJ's and associated staff and their equipment. They will be engaged to monitor admission and re-admissions to the premises, security, protection, screening, dealing with conflict and ensure that conditions related to the use of the outside area are adhered to and that the dispersal policy for the premises is implemented.

4. ***As mentioned, The CLF Art Lounge is above all else is a restaurant and bar, not a night club, so we feel that use of security during the week, namely Sunday to Thursday is a case of overkill (we propose to close at 00.00 hrs Sunday – Wednesday, 01.00 Thursday, and have proposed to***

all relevant bodies that we close Friday + Saturdays at 03.00 hrs instead of 04.00hrs).

A case can be argued for the use of Security personnel at weekends (to keep patrons/area safe) as stated in my application. Namely after 22.00hrs, but happy if absolutely necessary to start security personnel at 21.00hrs.

Also and as per my application, we feel that the type of dining and drinks establishment we intend to run would be perfectly able to operate well / correctly with 2 SIA registered door supervisors (1 male, 1 Female) with internal restaurant space controlled by highly trained CLF management, Staff and waiters / table servers who will be linked to security using radios and have access to CCTV to monitor both inside and outside the venue.

It is agreed that magic wand searches should take place after 21.00hrs, although 22.00 hrs preferred and we feel adequate. With regard to DJs' performers etc, of course they should also be searched physically and electronically after this time, but and again as mentioned, this won't be a nightclub and will not be charging admission entry for events. Just want to make clear what type of operation we are. As a restaurant and bar, we would like to make customers feel welcome, but we also understand that we are obligated to keep them safe, Hence we propose the following

Sunday - Wednesday (midnight close), Thursday (01.00 close) no security required. Friday + Saturday (03.00 close) security receive patrons from 21:00. 22.00 preferred. Electronic search wands utilised for the search of all persons who wish to enter the premises after said hour Fri + Sat. SIA security utilised where relevant eg at a private corporate event or wedding / as necessary.

The Safety of our customers and the local area being something that is truly important to us. Safety, Decrease in Crime & Disorder and Decrease In Public Nuisance, being something that we feel our project will achieve.

The CLF cleaning up the largely rubbish strewn, graffiti ridden area Station Way exterior by repainting, sanitising, monitoring and sustainably managing the venue and connecting area and adding security, CCTV and personnel to keep the area alive and safe. Which will be particularly valuable to the area late at night.

We believe that well managed sophisticated, creative activity in Station Way will make an area that was once a "late night no go area", a welcoming, well lit monitored place, where people feel safe. The CLF Art Lounge a restaurant and bar set up to services the local and wider community and improve the quality of cuisine on offer in SE15.

Note: Our dispersal policy will be correctly implemented and both venue exits used to efficiently, speedily and quietly exit all patrons. (4a Station way staircase also used to queue all restaurant/bar customers - in turn minimising their impact on Station way and surrounding Peckham Rye Station area). The venues location is ideal, offering 2 routes of escape / access and egress that lead to 3 different streets, in 3 different directions (Rye lane, Blenheim Grove

and Holly Grove), with the venue set in an area used to dealing with large volumes of people. Perfect for handling under 100 diners.

Also access and egress to the restaurant and bar during daytimes and late evenings is extremely good, with Peckham Rye Train Station + numerous bus routes / public transport literally within seconds of the main and rear entrance to the venue at 4 and 12 station way. There are even Sheffield stands for use by patrons who travel by bike at Peckham Rye Station, which is also in front of a major bicycle route. So like I say the location is ideal, the project necessary. Especially for weary pre or post commute travellers and locals.

5. If the terminal hour is before 00.30hrs then one SIA registered door supervisors will be employed from 21.00hrs. They will be engaged to monitor admission and re-admissions to the premises, security, protection, screening, dealing with conflict within the venue.

4.As we propose to close Monday – Wednesday (00.00), Thursday (01.00 close) and will already be employing greeters and relevant highly trained staff, again we feel that midweek security is not necessary for the restaurant / bar. Alternatively we could close at 0.30 Thursdays, which would negate the need for security. That said - please consider removing this request. Pls let me know what you think.

Also pls see attached “Answering Licensing Objective doc” which was CC’d to Relevant bodies in part answer to objections. FYI: Unfortunately on-line Southwark Portal would not let me add info to my original application, So have copied to a Microsoft word doc and is attached.

4. A 696 must be submitted for any occasion in a premises licensed under the provisions of the Licensing Act 2003, using a DJ or MC performing to recorded background music, operating any time between 10pm and 6am, that is promoted in some form by either the venue or an outside promoter, where entry is either free, by invitation, pay on the door or by ticket."

5. For the reasons stated above, namely we will be open as a restaurant and bar with supplementary entertainment for the diners and as a venue will not have 'promoted music club night events' or 'club nights' with 'dancing'. Furthermore, the types of entertainment booked will be cabaret, comedy, orators, solo pianists up to a jazz trio, occasional DJs to play curated background music or music to create an atmosphere whilst people dine. The venue mostly using recorded background music for ambience for its day-to-day operations (including weekends). Hence we believe that the use of a 696 form is not relevant to the type of seated restaurant/bar venue that we are, or how we intend to operate which is as a "Day to night restaurant, lounge bar and café". Pls consider removing this request. Thanks.

5. That a Personal Licence holder is on the premises and on duty at all times after 22:00 when intoxicating liquor is supplied.

6. Agreed

6. An ID scanning system to the reasonable satisfaction of Police be installed and maintained at the premises. The system should be capable of sharing information about banned customers with other venues, identify the hologram of an ID and read both passports and ID cards, able to identify fake or forged ID documents to a reasonable standard. The system will be in operation at all times after 22:00 when the premises are in operation under the premises licence and the terminal hour is after 00.30hrs. It will be used to record the details of all persons entering the premises including staff, members of the public, performers and their assistants. Entry to the premises will not be permitted without the production of the relevant ID document and or the person's details are already stored on the system and they are identified using a biometric identification system.

7. You know what I am going to say. As a restaurant and bar we feel that the use of an I-D scanning system is a case of overkill and absolutely unnecessary. As a lover of visiting cocktail lounges world wide for inspiration and having toured London's scene from The Mondrian to The whole Hilton Group, or even The Sky Bar at CBS in NYC, or Bar in The Eiffel Tower + an unlimited number of fine dining restaurants from Tokyo to Cuba, I have never once had to use an I-D scanner as a customer and frankly I would never return if I had to. Especially if I was simply going to eat a meal or drink a coffee. I-D Scanners simply do not fit at an intimate, relaxed fine dining and drinks restaurant (especially the type this will be) and I would ask you to reconsider / remove this from your requests for obvious reasons. Especially as the restaurant and lounge bar is extremely low risk in terms of operation and clientele. Thanks in advance.

7. At all times the premises is in operation under the premises licence there will be at least one member of staff trained to a satisfactory standard able to operate the ID scan system and able to retrieve data from the system on request of the Police or other authorised officer.

8. Pls see answer to point 7

8. That all staff concerned in the sale or supply of intoxicating liquor undergoes a recognised training scheme for such duties. Records of such training should be kept and made available for inspection, on request by Police or other authorised officer.

9. Agreed. All members of staff will be professional, fully trained personnel.

9. That no beverages will be consumed in the smoking area after 22.00hrs, patrons will be encouraged to leave this area as soon as practicable.

10. Agreed

10. There will be no new entry or re-entry to the premises after 01:00 on each night the premises are open to the public.

11. As a restaurant and bar, the above timings are not practical Friday + Saturday, (where our new proposed closing time is 03.00) with the kitchen open til 230am to fulfil the "Supper club part" of our operations. Naturally point

11 makes some kind of sense for a nightclub, but we are not and should not be seen or classified as one. Can we agree to the following: -

“No new entry or re-entry to the premises after 02:00hrs on each Friday + Saturday night the premises are open to the public and 00.00hrs Mon to Wednesday, 00.30 hrs Thursday”.

Note (we close midnight Sundays to Wednesday, 01.00hrs Thursdays)” So mostly affects Fri + Sat.

Pls advise if the above timings are acceptable.

11. That all incidents of violence and or disorder that result in an injury to another will be reported to the Police as soon as practicable. The reasoning behind any delayed report will be recorder in the incident report book. This report book will be made available for inspection by any authorised officer from the Police or local authority.

12. Absolutely. We have a 25 year long track record of running small and large venue and understand the system and it's importance.

The Following is submitted for your consideration, Police would welcome the opportunity to conciliate should the need arise.

Yours Sincerely

PC Graham White 288MD
Southwark Police Licensing Unit
Tel: 0207 232 6756

Thanks for your time and on a personal note, trust you are well. It's been a while.

As you will now see from the above and attached docs, this project, will be great for Peckham and make Station Way safer, without impacting the area negatively at all.

Hopefully we can conciliate all matters and move this project forward.

Should you need anything else then please don't hesitate to get in touch,

Have a great day,

Yours Sincerely,

[Redacted signature block]

[Redacted signature block]

From: Franklin, David
Sent: Thursday, August 24, 2017 5:46 PM
To: Regen, Licensing
Cc: McArthur, Wesley
Subject: The CLF Art Lounge, 12a Station Way SE15 4RX.docx

MEMO: Licensing Unit

To Licensing **Date** 24 August 2017

Copies

From David Franklin **Telephone** 020 7525 5800

Email david.franklin@southwark.gov.uk

Subject The CLF Art Lounge, 12a Station Way, London SE15 4RX

I make this representation with regards to the application for a new premises licence submitted by Mr Michael Andrew Smith and Saija Marjaana Kamarainen for The CLF Art Lounge, 12a Station Way, London SE15 4RX.

My representation is based on all four of the licensing objectives, the prevention of crime and disorder and the prevention of public nuisance.

The premises is described as *"The CLF Art Lounge - Set in a 2 floor building in station way diagonally / opposite the main entrance of Peckham Rye Train Station [above Jennys Burgers and an ex African convenience store - bordering both sides of PH Dental], the premises is made up of x2 spaces which have been combined [restored to original layout] to create a single venue.*

Combined space is approx 132.5 m² and both spaces were previously derelict / uninhabitable and have been extensively renovated. New venue benefits from X2 routes of escape. The first Main Entrance and Fire Exit stairwell [which the venue will have sole / public access to] leads to / from Station way [opposite bike repair shop / Peckham Rye Station main entrance] and will be used as the main entrance to the venue. The Other Stairwell will act as an Emergency Fire Exit only - leading from the venue's main space and exits the opposite direction / on the other side of Station Way

[next to Jenny's Burgers] leading to Rye Lane. Pls see attached plans.

The new space will operate as an art lounge with X3 seating areas for adults to sit back, relax and enjoy Peckham. The main room will seat around 50/60 people and will have a small stage and retractable cinema screen for intimate performances, showings and exhibitions.

Venue offering x2 further small seating areas including a relaxation / chill out booth that can be rented privately. The whole venue will be serviced by a main bar, with service bar and a relatively large kitchen that will be used for prep, storage and serving of simple foods. No hot ovens or gas used. Electric / microwave used only, simple yet stylish foods served.

The building is set in the Station Way Arcade / next to Peckham Rye Station's main entrance and as a result benefits from excellent transport links. Trains to buses. It's location also perfect for the servicing of the busy bustling Station patrons. The New CLF Art Lounge offering everything from Afternoon Tea to Fresh Coffees. Freshly Squeezed Juices to a place to sit relax and enjoy the free Wi Fi.

The CLF Art Lounge will be a much needed oasis of calm and culture for adults to sit back, relax, embrace and at the same time get away from the bustling, ever evolving world that is Peckham."

The application asks for the following licensable activities:

Entertainment for Plays, Films, Live Music, Recorded Music, Performance of Dance and Anything Similar – All Indoors

Sunday to Wednesday	07:00 to 00:00 hours
Thursday	07:00 to 01:00 hours
Friday & Saturday	07:00 to 04:00 hours

Sale of alcohol on the premises

Sunday to Wednesday	07:00 to 00:00 hours
Thursday	07:00 to 01:00 hours
Friday & Saturday	07:00 to 04:00 hours

Late night refreshment indoors.

Sunday to Wednesday	23:00 to 00:00 hours
Thursday	23:00 to 01:00 hours
Friday & Saturday	23:00 to 04:00 hours

Opening Hours

Sunday to Wednesday	07:00 to 00:00 hours
Thursday	07:00 to 01:00 hours
Friday & Saturday	07:00 to 04:00 hours

Non standard timings

All licensable activities and opening times

August Bank Holiday	07:00 to 0500 hours,
New Years Eve	07:00 to 0600 hours

Section six of the Statement of Licensing Policy (from page 32) deals with Southwark's local cumulative impact policies. This premises sits in the Peckham policy area as defined in paragraph 129 of the policy into the class of premises in 130 of the policy are night clubs, pubs and bars, off-licences, grocers, supermarkets, convenience stores and similar premises.

It seems from the application that this premises would fall into the category of a night club, particularly if the premises provides predominantly amplified recorded music to 04:00 hours, when public transport is likely to be restricted to no trains and only occasional night busses.

As per attached CLF Art Lounge Doc, The venue will operate as a fine food lounge bar and supper club. Although we will provide regulated entertainment that will be utilised to entertain diners in the seated venue, we are not, or should not be confused with a night club and are happy to put reasonable measures in place to ensure that our activities are as described. Namely;

A day to night restaurant and bar with supplementary entertainment for patrons.

Amplified and Performed Music will be predominantly used to create ambience and as background entertainment for diners and guests, not door admission driven events in any way shape or form.

Furthermore and as proposed to the EPD we propose amending our proposed operating hours as follows Monday – Thursday 07.00 – 01.00, Friday + Saturday 07.00 – 03.00, Sundays 07.00 – 00.00

Regarding Transportation: As we are dealing with a relatively low number of people (less than 100 at any one time, including staff, many of whom will be local to Peckham), and the venues close proximity to public transport, including several night bus routes, with trains running up to Midnight from Peckham Rye to Victoria and beginning again at 5am, and ease of pick up Taxi points, we believe that there is enough public and private options available to patrons when leaving the premises.

To aid this, The CLF Art Lounge have designed and will enforce a strict dispersal policy that will help facilitate ease of access and egress to and from the venue and will also utilise the internal 4 Station Way staircase into the 1/F venue to Queue Diners and guests so as minimising impact on the local area as patrons enter or leave the venue. Said staircase and rear fire exit stairwell also allowing for stricter venue control and ease of exit.

Under 119 of the policy there is a rebuttable presumption that applications for new premises licences that are likely to add to the existing cumulative impact will normally be refused or subject to certain limitations. In such circumstances, it is for the applicant to demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives.

Pls see attached Licensing Objectives doc, which shows a clear method to answer all objectives.

In further support of the attached doc we would like to say that The venue (which is a restaurant and bar) will cater to an existing (not increase) the number of people using Peckham's facilities / our venue. It will be quite local centric with food and drink at its heart and something that Peckham is desperately short of. A venue that should ease the burden on the street, not add to it.

As also mentioned, we intend to take out numerous internal and external measures that will improve the quality of life around the station.

Removing the station way Grafitti and rubbish that adorns the floors, repainting relevant sections and washing pavements, install and increase lighting, put in a sustainable system of cleaning exterior areas, add CCTV, SIA security at weekends + More. All of which we believe will make the area safer, cleaner and more functional. Traffic to and from our venue, especially at night, turning Station Way and small square in front of Peckham Rye Station into a monitored utilised safe zone. A welcoming space, the by-product of the introduction of a venue that is run correctly that answers all four licensing objective impeccably.

As we are also the owners of and run + manage the 1050 cap CLF Art Café and Rye Wax in Rye lane, (somewhere we have run for over a decade, with very few issues), we believe that mine and my partner Saija Kamarainen combined 50 year experience in food and the arts is more than enough to show that we truly know how to operate a venue. Running a restaurant and bar for under 100 guests something we know how to do and manage and will do well and I believe effortlessly.

FYI: When making Application on-line, restriction in application length stopped me from giving you full information on licensing objections. Pls find attached in the form of a Microsoft word document "CLF Art Lounge Licensing Objectives". Each objective answered in full / more detail. Pls advise if you need any more info.

In this application the applicant has not provided sufficient information to rebut the presumption that the operation of the premises will give rise crime and disorder within the policy area, there is inadequate information on how the clientele will be dispersed at 04:00 hours without contributing to the already high levels of crime disorder and public nuisance.

Pls see above answers and read attached document outlining how we would answer our licensing objectives. Also and as mentioned we will now be looking at a closing time of 03.00 and feel that our restaurants presence will offer more rather than less security in the area. Decreasing Crime and Disorder and Public Nuisance.

I therefore recommend on the information currently provided that the application is refused under the cumulative impact policy.

Pls see the above and attached support information and in your evaluations think of us as a restaurant and bar with supplementary entertainment for its diners. Not a night club in any way shape or form. Once you have, am sure that you will see in a new light and recommend that the license is approved as it will have absolutely minimal or no negative effect on the CIP. It will make the place safer, cleaner and Station Way operate better. Decreasing crime and disorder and public nuisance without a doubt.

Should the application be restricted by condition to operate primarily as a theatre/cinema, under section seven (from page 137) of the statement of policy on hours of operation will apply.

This is not what we propose running as, Theatre and film used as part of our programme to entertain diners and drinkers as per a Lounge bar and supper club. Fine Food and drink at its core.

This premises is in the Peckham Major Town Centre Area and under the Southwark Statement of Licensing policy 2016 - 2020 the following closing times are recommended as appropriate within this area for this categories of premises are:

Closing time for Public Houses Wine bars or other drinking establishments : Sunday to Thursday is 23:00 hours and for Friday and Saturday 00:00 hours

Closing time for Night Clubs (with sui generis planning classification) : Monday to Thursday is 01:00 hours and for Friday and Saturday 03:00 hours and for Sunday 00:00 hours

Although we are not a nightclub, I understand that some of our activities for the Restaurant and bar might fall into that category. For the project we simply require a late enough opening time to answer the supper club element of our business, the idea being to have a licensed venue where you can eat late (last food order 02.30 weekends), relax and listen to good music played at a level where you can converse whilst still being entertained. That said, the guideline times you propose for nightclubs are exactly the hours we would look to open. Namely

Monday to Thursday 01:00 hours and for Friday and Saturday 03:00 hours and for Sunday 00:00 hours

And we would love to confirm that these as the times that we would like for the restaurant and lounge bar to open

Closing time for Cinemas and Theatres is 02:00 hours daily

I would advise that if the premises is predominantly theatre/cinema that recorded music is either removed from the application, or made ancillary to the provision of plays or films, and that the sale of alcohol is sold as ancillary to the provision of plays, films or table meals.

The venue will not be predominantly Theatre/ cinema, as these services will be part of a programme to entertain diners whilst they eat or drink. The venue will have a mature classy programme with cabaret, comedy, intimate live singers and acoustic musicians, classic film showings over dinner etc. Those activities we are happy to finish 30mins before closing time on any given day, namely Mon – Thurs 00.30hrs, Fri + Sat 02.30 hrs, Sundays 23.30 hrs, allowing time for patrons to leave in an orderly, measured and controlled fashion.

The application also asks for the same finishing times for the activities and the closing times, leaving no time for patrons to finish there activity, such as consuming their alcohol, and leave over a period of time.

Apologies, my mistake. Although that is what is written, it is not how we intend to operate or operate at other venues that I run. As per previous point, we intend for all regulated entertainment, food and beverage sales to be finished 30mins prior to close whenever we are open. Allowing patrons time to finish their meals and drinks in an orderly controlled / timely fashion.

To promote the licensing objectives the licensable activities times are adjusted as follows:

Entertainment for Plays, Films, Live Music, Recorded Music, Performance of Dance and Anything Similar – All Indoors

Sunday to Wednesday	07:00 to 23:30 hours
Thursday	07:00 to 00:30 hours
Friday & Saturday	07:00 to 01:30 hours

Sale of alcohol on the premises

Sunday to Wednesday	07:00 to 23:30 hours
Thursday	07:00 to 00:30 hours
Friday & Saturday	07:00 to 01:30 hours

Late night refreshment indoors.

Sunday to Thursday	23:00 to 23:30 hours
Friday & Saturday	23:00 to 01:30 hours

Opening Hours

Sunday to Thursday	07:00 to 00:00 hours
Friday & Saturday	07:00 to 02:00 hours

Post reading the above and attached + baring in mind that we are not a nightclub, and in fact are a restaurant and bar that will uplift the local area further. Pls consider the following opening hours

for the venue. Also pls see my response to Police Dep Objection and you will see that we will ensure that the venue is run correctly, positively and smoothly + is necessary for Peckham.

Entertainment for Plays, Films, Live Music, Recorded Music, Performance of Dance and Anything Similar – All Indoors

Sunday to Wednesday 07:00 to 23:30 hours

Thursday 07:00 to 00:30 hours

Friday & Saturday 07:00 to 02:30 hours

Sale of alcohol on the premises

Sunday to Wednesday 07:00 to 23:30 hours

Thursday 07:00 to 00:30 hours

Friday & Saturday 07:00 to 02:30 hours

Late night refreshment indoors.

Sunday to Wednesday 23:00 to 23:30 hours

Thursday 23:00 to 00:30 hours

Friday & Saturday 23:00 to 02:30 hours

Opening Hours

Sunday to Wednesday 07:00 to 00:00 hours

Thursdays 07:00 to 01:00 hours

Friday & Saturday 07:00 to 03:00 hours

With the following additional conditions:

- That the sale of alcohol shall be sold as ancillary to the showing of films, the provision of plays, live music or performances of dance or as ancillary to a substantial table meal.

A large part of the CLF Art Lounges reputation will be built on cocktails and food. Although most people will eat, we would also like the option that people can just come to enjoy fine cocktails or a simple solitary glass of white wine. Tables will also be reserved for diners, but there will be a small standing area next to the main bar for customers to drink whilst awaiting a table or socialise. We would also want / expect customers to come to a restaurant to eat and drink first, not just to watch the entertainment (which is for patrons only), we will after all be part supper club. Hence we feel that this condition is not necessary.

- That the provision of recorded music is provided as ancillary to the showing of films, the provision of plays, live music or performances of dance.

We are fine with this in principal, as long as it is clear that we will also use recorded background music to entertain guests as the norm, whilst customers are eating dinner, dinner, drinking or lounging. Entertainment will be very much secondary to food and drink. There to compliment proceedings.

- Drinks shall not be taken outside the premises

Absolutely Agreed

- There will be no new entry or re-entry to the premises after 00:00 hours (midnight).

This proposed time (although fine Sunday to Thursday), it would somewhat defeat the idea of The Supper Club element of the restaurant and bar business.(A place for adults to relax, enjoy life, chat and eat late). In line with the new above times - Would you consider the following.

“There will be no new entry or re-entry to the premises after 02:00 hours (Friday + Saturday) and 00.00 (Midnight – Sunday to Thursday)”

- The maximum number of patrons in the premises at any one time shall not exceed(to be confirmed)

We would propose a number of 100 people including CLF staff and artists + security. Happy to meet in person to go through space, which is of adequate size.

- A dispersal policy is written and kept at the premises, management at the premises shall implement the policy on closing time.

Agreed. Already submitted as has Risk Assessment and plans.

David Franklin
Licensing Authority as a Responsible Authority

Thanks David,

Hope than answers the all + happy to talk through any issues you might have or that I might have missed, but pls know and as per the attached that this is a different kind of venture / the future for us (getting old), looking at a relaxed all seated venue that is a restaurant and fine drinks established first that utilises entertainment and the arts to make the experience more pleasurable. All we want is to set up a refined space for quality food and drink and start dealing with cleaning up station way and utilising the space before it's knocked to the ground.

Pls take a sec to read the attached docs and consider the above information + hopefully / by now you trust us to do what we say, the way that we say we going to do it.

Thanks for your time, any questions you know where I am,

All the best,

[Redacted signature block]

[Redacted signature block]

From: Regmi, Sadie
Sent: Friday, August 25, 2017 3:53 PM
To: Regen, Licensing
Cc: Public Health Licensing
Subject: RE: New Premises licence 12a Station Way

To whom it may concern:

Re: The CLF Art Lounge, 12a Station Way, SE15 4RX

On behalf of the Director of Health and Wellbeing (incorporating the role of Director of Public Health) for Southwark (a responsible authority under the Licensing Act 2003) I wish to make representation in respect of the above.

The representation is made in respect of the following licensing objective(s):

- The prevention of crime and disorder
- Prevention of public nuisance
- Public safety

Please see attached Answering Licensing Objectives Doc. Pls also see attached What is The CLF Art Lounge Doc, which clearly gives a better idea of what the project actually is. Namely a Morning to Evening / late Night Restaurant/Bar/Supper Club with regulated sophisticated entertainment for diners. Intimate Film to Cabaret. A low risk venue and project

Public Health are in receipt of an application from the above for a new licence for the sale of alcohol on the premise between 0700-0000 Sundays - Wednesdays, 0700-0100 Thursdays and 0700:0400 Fridays and Saturdays. Southwark's Statement of Licensing Policy's recommends the following closing times for establishments such as the one proposed: Sunday to Thursday 23:00 hours and Friday and Saturday 00:00 hours. The applicant has also requested an early start time for alcohol sales. Early-morning alcohol purchasers are more likely to be alcohol misusers and may thereby contribute to antisocial behaviour such as street drinking.

Again, Please see attached 'What is The CLF Art Lounge Doc', which will give you a better description and understanding of the type of business that we propose. Namely A Day to Nighttime Art Lounge, Bar, Café and Restaurant with fixed seating (except for a small area by the bar) and regulated entertainment such as cabaret and comedy for patrons/diners. A low impact venue that we believe will have high impact positive results for the local area. Especially in terms of added security and cleanliness in the direct and surrounding areas connected to the premises.

This we believe will happen as a bi-product of the opening of the venue, where we intend to take a pretty shoddy and grafitti strewn Station way area, clean it up, repaint it, re-light it, add CCTV, SIA management at weekends and a sustainable cleaning regime + run a venue that attracts a mature adult client base from the local area and answers the needs of local Peckham people looking for somewhere to relax, converse and sample great food in a safe environment.

NOTE: Regarding Early start Alcohol sales. We have not applied for this to encourage morning drinking, but as a unique lounge bar venue, we would like the opportunity to manage as diverse and wide a creative sphere of activity for the space as possible. Looking at every eventuality and having a license in place to cater to it, no matter how rare. (Whether that be a special corporate champagne and oysters Breakfast or someone who simply wants a Bloody Mary cure or a glass of Bucks Fizz to celebrate a special occasion). Also and so you know, early morning we will be opening for breakfast, offering fresh pastries, coffees teas, juices etc, Alcohol something we will not be pushing, but available where necessary. Customers displaying habits of over drinking or distinct early morning drinking will not be served.

Safe Area continued

It is proven that taking derelict spaces and putting them into well managed, maintained and secure use for the local and wider community, can have hugely positive results. Furthermore the way we intend to manage, clean up, re-light and reinvent said space - will actually decrease crime & disorder and public nuisance in Station Way (especially at night). Turning a renowned late night no go area into a brightly lit, controlled and well managed area with the correct security protocols in place to make the place safe.

As you will see from the correspondence with EPT, Police and Licensing, we have also amended our opening hours and hours of regulated entertainment in line with those suggested by said departments. As follows;

Entertainment for Plays, Films, Live Music, Recorded Music, Performance of Dance and Anything Similar – All Indoors

Sunday to Wednesday 07:00 to 23:30 hours

Thursday 07:00 to 00:30 hours

Friday & Saturday 07:00 to 02:30 hours

Sale of alcohol on the premises

Sunday to Wednesday 07:00 to 23:30 hours

Thursday 07:00 to 00:30 hours

Friday & Saturday 07:00 to 02:30 hours

Late night refreshment indoors.

Sunday to Wednesday 23:00 to 23:30 hours

Thursday 23:00 to 00:30 hours

Friday & Saturday 23:00 to 02:30 hours

Opening Hours

Sunday to Wednesday 07:00 to 00:00 hours

Thursdays 07:00 to 01:00 hours

Friday & Saturday 07:00 to 03:00 hours

Additional

“There will be no new entry or re-entry to the premises after 02:00 hours (Friday + Saturday) and 00.00 (Midnight – Sunday to Thursday)”

Proposed Venue Capacity

100 People including staff with fixed seating and small standing area next to main cocktail bar. Bar Area utilised for customers awaiting tables or interaction with cocktail bar men.

The premises are located in the **Peckham Cumulative Impact Policy** area, an area with considerable issues relating to alcohol fuelled anti-social behaviour, violence, disorder and street drinking. In my opinion, given the above concerns, the applicant has not rebutted the presumption that these premises will add to the cumulative impact of alcohol related harm in the local area.

As per attached documents, we believe that the establishment of a quality restaurant and bar/lounge with active positive security protocols and a remit to keep the area safe, will actually decrease crime and disorder + public nuisance and answer the needs of an existing local centric audience (not increase the numbers of people in Peckham). Furthermore, additional protocols will be put in place and made conditions of our license to ensure that the venue is run as promised and will indeed not negatively impact alcohol related harm in the local area. Including but not limited to the following;

1: Drinks / containers are not allowed to be taken into or off premises.

2: No drinking outside the premises.

3: Sustained cleaning of exterior areas connected to the venue, offering a safer more welcoming experience upon arriving or leaving Peckham Rye Station / Station Way.

4: increase Lighting at front and rear of the venue, to offer a feeling / reality of safety.

5: SIA security personnel utilised during late night dining at weekends (Fri + Sat after 22.00hrs).

6: Installation of CCTV covering both inside and outside of the venue (that is watched and managed constantly) with footage kept for 30days in case of potential related or non-venue related security issue.

7: 4a Station Way Stairwell used to Queue all Restaurant/Bar customers so eliminating any potential people pressure to the local area during operations.

8: utilise ‘excellent location’ (seconds away from Peckham Rye Station Main Entrance / Local Transport, Bus and Bicycle Routes – with x3 means of access and egress to the location via Rye lane, Blenheim Grove & Holly Grove) for easy, quiet and well-managed access and egress to and from the venue.

9: Management of a strong efficient Dispersals Policy etc.

Pls see attached CLF Art Lounge Answering Licensing Objective Doc for full list of measures.

I therefore recommend that the application is rejected unless the applicant can amend their application with details on the maximum number of people expected to attend the premises at any one time and explicitly state that no vertical drinking will be allowed in the proposed establishment.

Capacity wise, we would propose a number of 100 people including CLF staff and artists at any one time. Venue fixed seating with no vertical drinking to take place.

Note we had envisioned a small area in front of the main cocktail bar with bar stools where people could simply drink and talk at the bar. If bar stools are taken / Occupied can we have permission for up to 8 patrons to drink vertically. Utilising the cocktail bar area eg when all tables are taken. Pls advise. Not a deal breaker, but in line with the type of quality venue it will be, it would be nice to have the flexibility.

If you have any further questions, please do not hesitate to contact me.

As you will see from the above / attached

Yours sincerely,

Dr Sadie Regmi

on behalf of Professor Kevin Fenton, Director of Health and Wellbeing (incorporating the role of Director of Public Health)

Dr Sadie Regmi | sadie.regmi@southwark.gov.uk | 02075253063

Specialty Registrar in Public Health Medicine, London Borough of Southwark, 160 Tooley Street, London SE1 2QH

Thanks for your time Dr Regmi,

After reading the above / attached, hopefully you will agree that the type of business we intend to run will be highly beneficial to the local and wider area and will also act as a great bridge between now and the upcoming building of station Square and demolition of the building.

Reclaiming an area currently known for negative issues (especially at night) and running and operating it correctly, professionally and securely for the betterment of Peckham.

With over 50 years combined experience in the arts, entertainment and service industries, as well as valuable experience gained by founding and managing The CLF Art Café (Block A Bussey Building) 1000+ capacity venue in Peckham, both myself and partner Saija Kamarainen feel that we know the area as well as anyone

in the creative industries and have a unique and safe way of operating, that has seen our venue help positively uplift Peckham as an area permanently.

We / The CLF are the perfect people to take this current project forward and manage the Station Way area correctly with nothing but positive results for the local and wider area.

Finally, I would ask you to pls remember that The CLF Art Lounge (as it name implies) is not a nightclub project, simply a day to night restaurant, bar, café and lounge with regulated entertainment. Something sorely needed in Peckham, which is extremely low risk in terms of operation and potential negative impact. Something that will service the needs of existing local people, positively increasing the use of a better managed, maintained and secure Station Way. Something The CLF Art Lounge project will offer.

Should you need any more information, then pls don't hesitate to get in touch,

Yours Sincerely,

Michael Smith

[Redacted signature block]

[Redacted line]

[Redacted line]

From: Mickey Smith [REDACTED]
Sent: Friday, September 22, 2017 10:07 PM
To: Newman, Paul
Subject: Re: Re 12a Station Way Premises License Objections

Dear Paul,
thanks for the mail and i completely understand.

Please see below details of email i just sent to PC White, who also agrees that enforceable conditions are key to this project.

Dear PC White,
thanks for your comments + as discussed pls find below a list of enforceable license conditions that i propose being added to our Station Way premise license.

Hopefully said conditions will give all relevant bodies sufficient confidence that we will operate as described. Namely a restaurant/bar/lounge with regulated entertainment for diners

As follows;

- 1: "That no vertical drinking shall be permitted at the premises at any time. When / if necessary, customers will be advised by staff to only consume beverages at the premises when seated"
- 2: "That all patrons at the premises shall be seated when consuming food or beverages, when regulated entertainment is being provided and during any performance of entertainment at the premises."
- 3: "That no dance floor area shall be provided and / or installed at the premises at any time."
- 4: "That regulated entertainment shall only be provided at the premises when food is available to purchase at the premises."
- 5: "That the provision of licensable activities at the premises shall not give rise to statutory or public nuisance at any time."

Please let me know what you think,

Have a great weekend,

Pls let me know what you think,

Hopefully they answer your worries,

Speak post weekend,

All the best,

Mickey Smith
[REDACTED]
[REDACTED]
[REDACTED]

& Chronic Fonk Records

[REDACTED]

[REDACTED]

From: Newman, Paul

Sent: Monday, September 25, 2017 11:41 AM

To: 'Mickey Smith'

Cc: McArthur, Wesley; Graham.S.White@met.pnn.police.uk; Tear, Jayne; Franklin, David; Regmi, Sadie; 'Saija Kamarainen'; Blackburn, Gavin

Subject: RE: Re 12a Station Way Premises License Objections

Hi Mickey

Thank you for the proposed conditions.

The commitments not to provide a dance floor, and to include a condition for patrons to be seated during consumption of food and alcohol is helpful, and it helps indicate this is cabaret, rather than including dancing that would normally be described as nightclub activities. The Planning responsible authority will be able to comment on whether, if you operate in your proposed format, you would still need sui generis consent for use as a nightclub.

I am less sure about the proposed condition requiring patrons to be seated during regulated entertainment, as people may need to enter, leave and re-enter the licensed area during performances. Perhaps this should be a requirement for you to request patrons to be seated during performances, rather than potentially creating an offence every time someone stands up.

The commitment not to cause public or statutory nuisance isn't really adding to your existing responsibility not to cause nuisance. It would be better to say what it is that you will do to avoid causing public or statutory nuisance.

There still remains the two issues that what you are applying for falls foul of CIP policy, and also the hours policy.

The test in the [Licensing Policy](#) for allowing an exception to the presumption against new licences, is whether you as applicant can demonstrate that the application will not, if granted, further contribute to the negative local cumulative impact on any one or more of the licensing objectives. Please have a look at paragraph 140 (page 36) of the Licensing Policy. It will be for the sub committee to decide whether or not you have passed that test.

For the Hours policy, please also see paragraph 150 page 37. For this you will need to explain fully to the sub committee, the arrangements intended to be put in place to ensure that the premises does not add to cumulative impact.

Please note I shall be away on leave from Tuesday 3rd to Friday 13th inclusive, and won't have access to emails until Monday 16th October.

I hope that is helpful

Kind regards

Paul Newman

Principal Environmental Health Officer

Postal address: Southwark Council | Environmental Protection Team | Regulatory Services | 3rd Floor Hub 1 | PO Box 64529 | London | SE1P 5LX.

Office address (By appointment only) : Southwark Council | Environmental Protection Team | Regulatory Services | 3rd Floor Hub 1 | 160 Tooley Street | London | SE1 2QH

Tel: 020 7525 3551 | Fax: 020 7525 5705 | e mail: paul.newman@southwark.gov.uk

visit: to <http://www.southwark.gov.uk/air-quality>



Please consider the environment - do you really need to print this email?



PREMISES LICENSE APPLICATION SUPPORT DOC



What is The CLF Art lounge

Think afternoon lounge bar and cafe meets sophisticated 19th century supper club and 21st century cocktail lounge / fine food eatery. The CLF Art Lounge will be a seated only venue [with small cocktail bar area near entrance] set up for people to chill and converse, eat drink and be entertained in a relaxed, quiet intimate environment. NOT A NIGHT CLUB, although some of the activities being applied for (I believe) will fall into that category, but know that they are necessary to allow for the scope of operations to entertain diners.

NOTE: please know that we are happy to regulate said entertainment to

finish at times appropriate to allow for the easy and smooth exiting of patrons

But and to be clear The CLF Art Lounge sees entertainment as supplementary to the main focus, which is food, fine wines spirits and cocktails - and will curate an occasional programme - in the form of entertainment for adults. EG. Occasional Jazz trio, an orator, a showing of Casablanca at Valentines, all happening whilst the main focus of the venue is catered to, namely eating, drinking and conversing.

Music and entertainment played or performed at a level to allow for conversation, drinking and dining, as that is what the CLF Art Lounge focus is. Daytime will be about having the space to eat, relax, read a book or have a coffee, evenings will be about fine simple foods, a wide array of fine wines and spirits backed by occasional curated entertainment, such as a singer, or a spoken word artist, or comedian - but [and partly due to the limited size of the space] entertainment will be limited as artists financially prohibitive to book. The main focus of the venue is an Art Lounge, eatery and supper club + cocktail lounge.

Private Hires / Entertainment

With regard to entertainment, another area that we hope to explore will be private hires for things like weddings, anniversaries and corporate events which often demand some form of performance, singer, magician, comedian, cabaret or even if it is just the best man singing Karaoke, giving a speech on a microphone or singing to his wife - hence we have applied for a wide range of licensing to cover all eventualities. A Premises License that would allow us to operate at our maximum 'creative capacity'. Namely cover all options, groups, different cultural demographics, catering to the local and wider community who are in search of a quality venue where adults can go to sit back relax and socialise in a safe positive environment.

Not a Nightclub

As mentioned, The CLF Art lounge is Not a Night Club and we have no intention of hosting "club nights" or have "dancing" or charging money to see DJs - As mentioned (and I hope I am now labouring the point) the venue will be a day/night lounge bar and fine food and beverage eatery with fixed seating, tables chairs and small bar area. The venue serving direct to table with fine food and beverage served all day / eve. On the whole recorded background music will be used for ambience during opening hours, with occasional entertainment and private functions utilising artists to entertain diners. Again music played at a level to allow for a conversation in the classic traditional form of a supper club from the golden days of NYC.

CLF Art Lounge Focus

Our focus will be customer care, creating a safe and relaxed atmosphere to enjoy human company without the drama or noise found at most venues in South London, hence i would also state that The CLF Art Lounge will ease, rather than add to issues arising from the implications of the cumulative impact policy. Aiding what the CIP is there to achieve. Namely (amongst things) make Peckham safer and run smoother.

Making Area / Station Way Safer

As we (The CLF) have shown over the years (The CLF Art Café), the introduction of activity in derelict spaces and adding security [both physical and CCTV] + monitored and well managed quality and diverse activity and entertainment at said spaces quickly improves an area and makes an area that much safer.

Station Way at night is currently dark and forbidding and is (through the upcoming Station Sq project) currently making the transition to becoming a more open and welcoming place, hence I would argue that we are the perfect bridge for that project and over the next year we can start to make the area feel that much more safe at night. Reclaiming the Sq if you will - Cleaning up and repainting the exterior as well as interior of the space.

Removing graffiti, sanitising and cleaning the surrounding Station way area [which is often covered in rubbish and boxes] and maintaining it. Offering a better welcome to (and further services in) Peckham as you arrive or leave the now cleaner and better-managed area surrounding Peckham Rye Station. Something we will offer.

Easy Access and Egress

The fact that the venues location [Opposite Peckham Rye Station main entrance] is in a place that is used to handling enormous numbers of travellers / human traffic, is another major bonus to the project. Especially for ease of access and egress for patrons heading to and from the venue [10 second walk] and especially during evenings / at night where the stations more than adequate 'empty' exit routes leading in 3 directions [Blenheim grove, Rye Lane, Holly Grove] offers speedy and easy access to the less than 100 patrons who will be leaving or entering the premises as the train schedule slows and stops. With guests generally leaving in stages, not en masse.

This ease of access and egress means that the project would not create any major issues in terms of the executing of our dispersal policy and as stated, with use of security personnel, CCTV, highly trained and profession staff (bar to cleaners) not only will we be able to manage the relatively low volume of traffic, but also keep the area cleaner and more importantly safer, whenever we are open.

CLF Management / Track Record

As stated, I truly believe that The Lounge venue will make the area safer, cleaner and better for Peckham. Long term. The CLF having a 10 year track record in Peckham for managing 100s of thousands of patrons at The CLF Art Cafe + Beyond. In this case, both my self and restaurant trained partner Saija Kamarainen are using our combined 50 years of experience in food, the arts and music, to open an eatery, bar and cocktail lounge called The CLF Art Lounge which has a capacity of under 100 people and will be

fixed seating with food, drink and occasional entertainment for atmosphere and to entertain guests.

I suppose what i am saying is that the project is in safe hands and that we are happy (with your help) to design a license that allows us to operate as stated and removes the impression of the venue being seen or registered as a Nightclub. Which it isn't and (as importantly) the venue somehow being perceived as something, which will create issues of crime and disorder (the opposite being closer to the truth)

CLF Security Measures - decrease Crime & Disorder

As stated i believe that security measures outlined in our application and our relative experience running a 1050 cap venue [The CLF Art Café] and positive effect it has had counter acting issues of crime and disorder in Peckham, clearly show that we are more than capable of and will run a small lounge bar and eatery properly, correctly, professionally and positively. A venue that we firmly believe will decrease crime and disorder in Station Way and offer a better welcome to Peckham.

Making the area safer and offering a much needed place to go for people looking for some sophistication and relaxation. Clients who offer a very low risk in terms of crime and disorder, people who normally don't go out in Peckham, as there are very few venues of this type in the area / London. Until now that is.

The CLF committed to raising the standard in Station Way, finally offering security to the area during the evenings/nights, cleaning up the rubbish, boxes and clutter and sanitising + monitoring the front and rear entrances to the venue and connecting areas physically and monitoring on CCTV daily + in person in the form of security during late evenings/nights.

As stated we will make the area safer and firmly believe that The CLF Art lounge will quickly become a major positive attraction in Peckham and fill

a much needed hole in the day and night time economy for the betterment of Peckham. Utilising said space pre demolition for the creation of Station Sq.

To answer your points specifically, i have gone through your letters and responded in full.

Pls find attached to the email with this doc,

Thanks for your time + i hope we can find a way to consolidate all issues,

Yours Sincerely

Mickey Smith

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]