

Other Person A

From: *

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

To: Regen, Licensing

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

Dear Sir/Madam,

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

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

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

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

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

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

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

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

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

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

Yours faithfully,

*

Burbage Road, London SE24 9HJ

Other Person B

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

Licence number:	872348
Trading name and address:	Peachy Goat 16 Half Moon Lane SE24 9HU
Ward:	Dulwich Village
Applicant details	
Applicant Name:	Oliver Sechi
Previous Licence:	870580

Dear Sir/Madam

I refer to the objection submitted by *.

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

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

The council should have no hesitation in rejecting the application.

Yours faithfully

*

Other Person C

From: *

Sent: Monday, May 18, 2020 2:50 PM

To: Regen, Licensing

Subject: Licence application 872348

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

*

* Stradella Road

*

Thank you,

*

Other Person D

From: *]

Sent: Thursday, May 28, 2020 9:42 AM

To: Regen, Licensing

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

Dear Sir/Madam,

Subject 872348 – 16 Half Moon Lane SE24 9HU

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

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

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

Yours faithfully,

*

* Stradella Road

Other Person E

From: *

Sent: Wednesday, May 13, 2020 12:51 PM

To: Regen, Licensing

Subject: Peachy Goat, 16 Half Moon Lane, appl no 872348

Dear Sir/Madam

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

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

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

Yours faithfully

*

*Stradella Road

Other Person F

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

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

1. The premises are described by the freeholder, the Dulwich Estate, (in the Change of Use Application to A3 (cafe/restaurant) in August 2019) as to be used as a plant-based bistro, selling fresh coffee and food , small plates at lunchtime and providing a "*high quality dining experience*". Planning permission was granted with a condition restricting the use to 07.00 – 23.00 daily "*to safeguard the amenities of neighbouring residential properties*". The present opening hours mirror that condition.
2. The Applicant, however , within weeks of commencing trading in February 2020 , has made two applications for increased hours; the first, for a new licence for alcohol and entertainment until 03.30 daily with recorded music inside and outside, was withdrawn, and replaced by a second Application for:
 - Opening hours 10.00 – 03.00 Sunday - Thursday and 10.00 to 01.30 Friday and Saturday
 - Recorded music indoors and outdoors 10.00 – 00.00 Sunday - Thursday and 10.00 – 01.00 Friday and Saturday
 - Sale of alcohol 10.00 – 00.00 Sunday -Thursday and 10.00 – 01.00 Friday and Saturday
3. As part of this second Application for increased hours , the Applicant did not apply for a licence for late night refreshment . This means that, if the Application were granted, hot food and drink could only be served until 11pm ; additionally Page 8 of the Application Form states "*Supply of alcohol on the premises to cease on Monday to Sunday at 3am* ". It does not want to have to provide table service only. The conclusion the Society draws from this is that that the purpose behind the Application is to turn the venue into a late night drinking establishment, which is contrary to the Southwark's policy for Herne Hill.
4. From Page 8 of the Application Form under the Heading a) *General – all four licensing objectives* , it is clear that the Applicant does not appear to have understood the purpose of the four licensing objectives under the Licensing Act 2003 ; it states "*Same as our old licensing objectives apart from :*
 - *The garden to close at 11pm for patrons*
 - *We will not be required to do table service only*"Further , Page 4 of the Application states that "*our current licence doesn't enable us to compete with other businesses in the area (who have a later licence) fairly with regard to alcohol sales; current premises is a bar/restaurant with a garden.*"
5. Whilst acknowledging that the planning and licencing regimes are separate, it is important that any increased trading hours do not result in nuisance to neighbouring properties, including to the residents of the flat above the premises. The Applicant takes no account of this requirement.

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

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

*

On Behalf of The Dulwich Society.

May 17th 2020

Extract of Minutes of a Virtual Meeting of the Dulwich Society Executive Committee held on May 11th 2020...

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

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

Sue Badman (Secretary)

Other Person G

From: *]

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

To: Regen, Licensing

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

Dear Licensing Committee,

Thank you for considering our objection to license 872348

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

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

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

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

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

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

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

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

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

Thank you for considering our objection,

*

* Half Moon Lane

*

SENT 28th May 2020

Other Person H

From: *

Sent: Monday, May 04, 2020 4:27 PM

To: Regen, Licensing

Subject: Ref 872348 - Peachy Goat, Half Moon Lane

*

* Stradella Road

Tel: _

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

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

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

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

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

Thank you

*

Other Person I

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

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

*

* Winterbrook Road
6 May 2020

Other Person J

From: *Sent: Monday, May 04, 2020 6:21 PM

To: Regen, Licensing

Subject: Objection

*

* half moon lane

*

4th may 2020

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

Thanks *

*

Number 872348

Other Person K

From: *

Sent: Friday, May 29, 2020 10:11 PM

To: Regen, Licensing

Subject: Peachy Goat, Herne Hill

Dear Southwark,

RE: Peachy Goat new extension of licence application

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

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

Your faithfully,

*

*Burbage Road
May 29th 2020

*

Other Person L

From: *

Sent: Saturday, May 16, 2020 12:32 PM

To: Regen, Licensing

Subject: Peachy goat 16 Half Moon Lane

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

Yours sincerely

*

* Stradella Road

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

REPRESENTATION OF 

Summary

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

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

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

History

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

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

The current application

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

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

Southwark's licensing policy

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

Submissions

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

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

[REDACTED]

[REDACTED] Winterbrook Road

[REDACTED]

Daniel Watney

Daniel Watney LLP
165 Fleet Street
London EC4A 2DW
United Kingdom

T +44 0 20 3077 3400
F +44 0 20 3077 3477

—
info@danielwatney.co.uk
danielwatney.co.uk

Partners
John Harding MRICS
Julian Goddard BSc Dip PVL
Richard Close BSc MRICS ACIARB
Richard Garner BSc MRICS
Charles Mills BSc MRICS
Debbie Warwick MRICS IRRV
Robert Qvist BSc MRICS
Toby Greville MSc

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Registered number OC356464
Registered Office as address

Date
12 August 2019

Planning Department
5th Floor Hub 2
PO Box 64529
SE1P 5LX

By Email Only

Dear Sir/Madam,

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

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

The application comprises:

- Location Plan
- Existing Plans
- Proposed Plans

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

Site Description

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

Policy Position

Principle of Development

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Impact on Conservation Area

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

Conclusion

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

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

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

If there are any queries, please contact me.

Yours faithfully,

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

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

Oliver Sechi / Peachy Goat

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

16 Half Moon Lane SE24 9HU

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

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

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

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

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

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

Date of application: 29 / 4 / 2020

 Southwark
Council
southwark.gov.uk

Other Person N

From: *

Sent: Friday, May 08, 2020 8:55 AM

To: Regen, Licensing

Subject: Applications for Premises Licences, Club Registrations, and Reviews: Objection to Licence Number: 872348

Name: *

Address: * Half Moon Lane *

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

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

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

Other Person O

From: *

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

To: Regen, Licensing

Subject: Licence Number: 872348

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

*

* Stradella Road

*

*

*

Other Person P

From: *

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

To: Regen, Licensing

Subject: Objection to Licensing application No 872348 - Peachy Goat

Dear Sir / Madam

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

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

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

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

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

Kind regards

*

* Winterbrook Road

*

Date: 05/05/2020

Other Person Q

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- *
- * Winterbrook Drive
- *

Other Person R

From: *

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

To: Regen, Licensing

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

Ward: Dulwich Village

Re Application 872348

Peachy goat

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

I live at * Winterbrook Road.

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

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

My telephone number is *.

Regards

*

Other Person S

* Half Moon Lane

*

28th May 2020

Dear Southwark Licensing team

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

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

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

Yours faithfully,

*

Other Person T

From: *

Sent: Wednesday, May 13, 2020 6:51 PM

To: Regen, Licensing

Subject: Licence application 872348 Peachy Goat: Objection

From: *, Stradella Road

Date: 13.05.20

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

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

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

Other Person U

From: *

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

To: Regen, Licensing

Subject: Peachy Goat Application - Licence Number: 872348

Dear Licensing Southwark

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

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

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

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

Yours sincerely

*

* Stradella Road

28 May 2020

Other Person V

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

Representation

*

* Winterbrook Road

Email: *

Today's date: 4th May 2020

Application which I oppose:

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

Reasons why I object are based upon:

a) Prevention of crime and disorder

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

b) Prevention of public nuisance

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

c) Public safety

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

Other Person W

From: *

Sent: Tuesday, May 05, 2020 10:47 PM

To: Regen, Licensing

Subject: Peachy Goat, 16 Half Moon Lane

Tuesday, May 5 2020

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

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

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

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

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

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

*

*Winterbrook Road

Other Person X

Senders Email Address:*

Message:

Dear Southwark Licensing Team

We wish to strongly object to the following licence application:

Licence number: 872348

Trading name and address: Peachy Goat

16 Half Moon Lane

SE24 9HU

Ward: Dulwich Village

Applicant details

Applicant Name: Oliver Sechi

Previous Licence: 870580

The application basis:

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

Basis for our objections:

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

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

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

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

So the basis for our objections is three fold:

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

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

Our details are:

*

* Half Moon Lane

Other Person Y

From: *

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

To: Regen, Licensing

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

Monday 4 May 2020

Dear Sirs

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

I hope these objections will be taken into consideration.

Yours faithfully

*

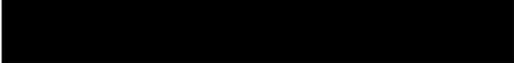
* Half Moon Lane

Other Person Z



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

Date: 19 May 2020

Sent by email to 

Licence Number: 872348

Dear Sir/Madam

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

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

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

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

Our objections are based on the following:

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

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

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

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

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

Talking loudly and disturbing sleeping residents

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

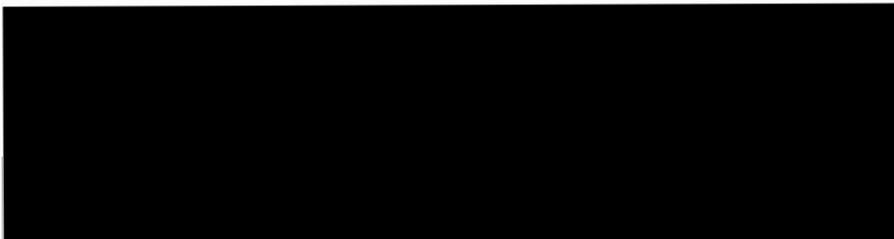
Aggressive and intimidating attitudes. It is well known that people who have consumed a lot of alcohol feel uninhibited and will indulge in aggressive and intimidating behaviour. We very much fear that if we are ever returning home after midnight we will encounter people emerging from Peachy Goat who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

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

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

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

Yours faithfully



Other Person A1

From: *

Sent: Monday, May 04, 2020 6:46 PM

To: Regen, Licensing

Subject:

Hello,

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

Kind regards,

*